

Minutes of the Meeting of the Selborne Parish Council held at Selborne Village Hall, High Street, Selborne, GU34 3JR, on Wednesday 16 August 2017 commencing at 8.00pm



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

17/101 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Earney and Rooke for personal reasons. 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)

17/102 TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS ON ITEMS ON THE AGENDA

Cllr Miss Clay advised that she would not participate in the discussions for items 17/110 (iv), (v), (viii) & (ix) and Cllr Ashcroft confirmed he would not take part in items 17/110 (i) – (ix) on the agenda.

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

17/103 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.

17/104 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 question was received as to why Selborne Parish Council did not have a Planning Committee, to deal with planning applications. The Locum Clerk advised that many local councils enter into a recess period over August and although there were nine planning applications to deal with at the meeting, there were other items of business which could be dealt with at the same time. It was also highlighted that all Selborne Parish Councillors were appointed to the Planning Committee, to ensure that sufficient Members were available at any one time to deal with applications received.

A request was made for the play area at Oakhanger to be included in the grass cutting contract and the Locum Clerk agreed to investigate the costs further.

Another request was received regarding the emptying of the bins at Oakhanger play area and to ask for a replacement dog bin to be placed nearby, to prevent dog owners using the bin situated within the play area. It was recalled that a new bin had been requested from EHDC in the past, but had not been provided. The use of stickers on bins not to be used for dog waste was thought to be an effective deterrent. The Locum Clerk was asked to approach EHDC to ensure the bin at this location was emptied by EHDC in future.

17/105 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.

17/106 TO RECEIVE AND APPROVE MINUTES OF THE PREVIOUS MEETING HELD ON 19 JULY 2017 (COPIES TO ALL COUNCILLORS 27 JULY 2017)

The Chair asked for comments regarding the accuracy of the minutes. A comment was received that item 17/074 should delete 'because Cllr Miss Clay lived close' and that it was noted that the minutes did not refer to Cllr Ashcroft abstaining for commenting on the planning applications received. Item 17/084 referred to flytipping, which should have included reference to green waste. It was noted that item 17/084 referred to HCC clearing the gullies, therefore it was not necessary for the Lengthsman to be asked to undertake this work. . Item 17/091 should read 'recorded data on incidents currently available' and that 'the TWG remains the lead'. A proposal was received, seconded and voted in favour of accepting the minutes, together with the amendments, as a true record of the meeting.

RESOLVED: That the minutes of the meeting held on 19 July 2017, together with the amendments, be accepted.

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

17/107 TO RECEIVE CLERK'S REPORT WITH UPDATED INFORMATION REGARDING ONGOING ISSUES (for information only)

17/086 Selborne Recreation Ground stile - The report had been circulated to Members in advance of the meeting. In addition, the Chair advised that she had met with the landowner regarding the removal of the stile at the boundary of Selborne Recreation Ground. He had agreed in principle to its removal, and she would discuss with him who would do the work.

17/089 Blackmoor play equipment – The Chair had spoken to the landowner regarding the possibility of installing play equipment for young children in the village. It was noted that there were few young families living in the locality, therefore there may not currently be a demand for such a facility, however it was not a closed issue and may be reviewed in the future.

17/108 TO RECEIVE AND APPROVE PAYMENT OF ACCOUNTS

Selborne Recreation Ground	Play equipment repairs	Chq 300122	£ 149.80
Mrs S L Hobbs	Locum Clerk July 17 Admin services = £1380.00 Mileage = £ 88.16 Postage = £ 2.24	Chq 300123	£1470.40
P J Grace	Grass cutting at The Plestor, Selborne Recreation Ground & Allotments	Chq 300124	£ 430.80

RESOLVED: That payment of the accounts as presented between 20 July 2017 and 16 August 2017 be approved.

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

17/109 TO RECEIVE AND APPROVE FIRST QUARTER ACCOUNTS TO 30 JUNE 2017 (COPIES TO ALL COUNCILLORS 8 AUGUST 2017)

An enquiry was received as to the funds available for the grass cutting contract, which it was thought could be cost limited. The Locum Clerk was asked to check the status of the contract. A proposal was received, seconded and voted in favour of accepting the first quarter accounts to 30 June 2017, as presented.

RESOLVED: That the first quarter accounts to 30 June 2017 be accepted, as presented.

17/110 PLANNING APPLICATIONS

(i) SDNP/17/03581/TCA – Woodacre, Gracious Street, Selborne, GU34 3JE.

Whitebeam – crown lift to five metres by removal of lower limbs (six to the south side and two to the east side) and reduce crown by 20% to leave finished height of 10 metres and finished crown spread (radius) of 5.6 metres. Cllr Mrs Palmer suggested the following wording of objection:

Selborne Parish Council OBJECTS to the application:

The application documents do not attempt to justify the proposal on the basis of the health, wellbeing and safety of the tree. The application form also confirms that:

- The tree is not diseased
- There are no fears it might break or fall
- The work is not necessary due to any alleged damage to property e.g. subsidence or damage to drains or drives.

The tree, which is in the Conservation Area, helps visually to shield views of the house at Woodacre as seen from Public Footpaths 13 and 14.

The supporting evidence submitted with the application includes an email from the

agent with regard to “the Whitebeam tree that has been causing us so much trouble in our planning applications so far” (to build housing on the site). This fact should not be the rationale for reducing the crown of a healthy tree.

In the light of the good health report on the tree, and of its value in protecting views from public footpaths, Selborne Parish Council accordingly objects to the application. A proposal was received, seconded and voted in favour of objecting, in accordance with Cllr Mrs Palmer’s suggested observations. **Object in accordance with Cllr Mrs Palmer’s suggested observations.**

- (ii) **SDNP/17/02914/LIS – The Courtyard, 3 Blackmoor Estate, Sotherington Lane, Selborne, GU33 6DA.** Listed building consent – removal of stud wall between kitchen and dining room. A proposal was received, seconded and voted in favour of raising no objection. **No objection.**
- (iii) **32964/002 – Strathearn House, Drift Road, Whitehill, Bordon, GU35 9DZ.** Lawful development certificate proposed – provision of single unit mobile home in garden of dwelling to provide additional accommodation for occasional occupation by disabled daughter. A proposal was received, seconded and voted in favour of raising no objection. **No objection.**
- (iv) **SDNP/17/03499/HOUS – Wheelwrights, Gracious Street, Selborne, GU34 3JB.** Two storey wing to rear of original house, lowering of garden terrace including associated landscaping, new French doors from rear of living room, enlargement of existing conservatory corridor, adaptation of existing stairs with new link to rear first floor extension and creation of new guest bedroom and en suite shower room in side service block, following demolition of existing garage wing. A proposal was received, seconded and voted in favour of raising no objection. **No objection.**
- (v) **SDNP/17/03500/LIS - Wheelwrights, Gracious Street, Selborne, GU34 3JB.** Two storey wing to rear of original house, lowering of garden terrace including associated landscaping, new French doors from rear of living room, enlargement of existing conservatory corridor, adaptation of existing stairs with new link to rear first floor extension and creation of new guest bedroom and en suite shower room in side service block, following demolition of existing garage wing. A proposal was received, seconded and voted in favour of raising no objection. **No objection.**
- (vi) **40091/003 – The Bakery, Oakhanger Road, Oakhanger, GU35 9JU.** Replacement garage. A proposal was received, seconded and voted in favour of raising no objection, provided that the new building would not be used for habitable accommodation in the future and would remain ancillary to the main property. **No objection, provided that the new building would not be used for habitable accommodation in the future and would remain ancillary to the main property.**
- (vii) **SDNP/17/03690/HOUS – Annexe, South Lodge, Blackmoor Road, Blackmoor, GU33 6BJ.** **Partial demolition and reconstruction of existing outbuilding.** Cllr Mrs Palmer suggested the following wording of objection:

Selborne Parish Council OBJECTS to the application:

The building that is the subject of this planning application was built as a garage,

with a small amount of accommodation above. The garage is separate and distinct from the listed building called South Lodge. The Lodge was originally built by Alfred Waterhouse in the 1860s as the southern of two lodges to Blackmoor House that lies in the centre of Blackmoor Park. Although the driveway from South Lodge is no longer maintained as such, the southern lodge gates to Blackmoor Park remain in situ, close to the garage and to the Lodge. The listing of South Lodge will undoubtedly include the lodge gates and pillars.

The proposal is to develop the garage and transform it into a new separate house in the countryside. No justification is offered for a proposal for which there is no policy provision. The existence of a garage used as a storage area with accommodation above does not justify its development into a new 3-bedroom dwelling in the countryside, with or without wheelchair access, using or not using the same pallet of materials from the house, and creating or not creating a new wall to link the two buildings visually as the application proposes.

JCS Policy CP19 explains that the approach to sustainable development in the countryside is to operate a policy of general restraint in order to protect the countryside for its own sake, and states that within the South Downs National Park the pursuit of National Park purposes will be paramount. It is clear that the proposal conflicts with the first national park purpose and has no relevance to the second.

In addition, the proposal has a harmful impact on the adjacent **listed building**, South Lodge; it does not preserve or enhance its historic character, its appearance or its setting. The introduction of the new house and linked wall would obliterate the historical character and setting of South Lodge as the Lodge to Blackmoor House.

When a development proposal does not comply with key policies in the development plan, it is contrary to the development plan and should be refused unless material considerations indicate otherwise. We say there are no such material considerations and that the proposal does not comply with development plan policy or with s.66 of the 1990 Act. Accordingly, and for the above reasons, Selborne Parish Council objects to the application. A proposal was received, seconded and voted in favour of objecting, in accordance with Cllr Mrs Palmer's suggested observations. **Object in accordance with Cllr Mrs Palmer's suggested observations.**

(Cllr Masson arrived at 9.05pm)

(viii) 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. Cllr Mrs Palmer suggested the following wording of objection:

Selborne Parish Council OBJECTS to the application:

Whilst the impact on the listed building of the single storey extension might be acceptable, the impact upon the Conservation Area of the proposed dormer window on the garage roof slope is not. It is large and it is overbearing. It would appear as an incongruous feature in the Conservation Area. It fails to preserve and enhance the character and appearance of the Conservation Area, as required by JCS Policies and by s.72 of the Act. For this reason, Selborne Parish Council objects to the application. A proposal was received, seconded and voted in favour of objecting, in accordance with Cllr Mrs Palmer's suggested observations. **Object in accordance with Cllr Mrs Palmer's suggested observations.**

- (ix) **SDNP/17/03644/LIS – Jasmine Cottage, Gracious Street, Selborne, GU34 3JB.** Two storey rear extension with single storey flat roof area. A proposal was received, seconded and voted in favour of raising no objection. **No objection.**

17/111 TO RECEIVE PLANNING DECISIONS REPORT

- (i) **SDNP/17/02296/LIS - Gilbert White's House and Gardens, The Wakes, High Street, Selborne, GU34 3JH.** Listed building consent – conversion of a ground floor male WC facility into an archive store and work space – mechanical ventilation to be installed to provide fresh air into the space. **APPROVED.**
- (ii) **SDNP/17/03265/TCA – Lythe House, Selborne Road, Selborne, GU 34 3JA.** White poplar – fell. **RAISE NO OBJECTION.**

17/112 TO DISCUSS THE SETTING UP OF A WORKING PARTY TO PREPARE A RESPONSE TO THE SOUTH DOWNS NATIONAL PARK LOCAL PLAN PRE-SUBMISSION PUBLIC CONSULTATION

Cllr Mrs Palmer spoke about the detailed work Selborne Parish Councillors had hitherto undertaken in connection with SPC's response to earlier consultations with regard to the preparation of SDNPA's Local Plan. A proposal was received, seconded and voted in favour of Cllrs Mrs Palmer, Miss Clay and Mrs Bennett, reconvening the original working party to prepare Selborne Parish Council's response to the Pre-Submission document of the Local Plan and that a copy of the proposal document should be purchased from SDNPA if possible. **RESOLVED: That Cllrs Mrs Palmer, Miss Clay and Mrs Bennett reconvene the working party to prepare Selborne Parish Council's response to the Local Plan and that a copy of the proposal document is purchased from SDNPA if possible.**

17/113 TO CO-OPT TWO MEMBERS FOR OAKHANGER WARD

The Chair invited the two of the three candidates present, to introduce themselves and speak about their motivation for wishing to be co-opted to Selborne Parish Council. A secret ballot was subsequently conducted. Mrs Bardino and Mrs Briggs were subsequently co-opted to serve as Members for Oakhanger ward of Selborne Parish Council.

RESOLVED: That Mrs Angela Bardino and Mrs Elaine Briggs be co-opted to serve as Members for Oakhanger ward of Selborne Parish Council.

(Power used: Local Government Act 1972 Sch 12 para 39)

17/114 TO DISCUSS LENGTHSMAN'S TASKS

It was suggested that the footpath adjacent to Oakhanger chapel required clearing and that the fingerpost near to Albury Farm needed cleaning. The 20mph sign at Gracious Street was also obscured by shrubbery, which needed trimming back and these items were to be referred to the Lengthsman for remediation.

17/115 TO RECEIVE AND APPROVE GRANT FUNDING APPLICATION FOR THE REFURBISHMENT OF OAKHANGER VILLAGE SIGN (REFERRED FROM COUNCIL 19 JULY 2017, COPIES TO ALL COUNCILLORS 2 AUGUST 2017)

The Chair invited Mrs McMeekan to speak about the project, who confirmed that one quotation had been received, as the works required were of a specialist nature. A proposal was received, seconded and voted in favour of Selborne Parish Council making a grant of £500.00 to help refurbish the Oakhanger village sign.

RESOLVED: That a grant of £500.00 be made to help refurbish the Oakhanger village sign.
(Power used: Local Government Act 1972 s137)

17/116 TO RECEIVE AND APPROVE GRANT FUNDING APPLICATION FOR CHURCHYARD MAINTENANCE AT ST MARY MAGDALENE CHURCH, OAKHANGER

The Chair invited Mrs McMeekan to speak again with regard to her request for a grant to help maintain the churchyard at St Mary Magdalene at Oakhanger. A proposal was received, seconded and voted in favour of Selborne Parish Council making a grant of £400.00 to help maintain the churchyard at St Mary Magdalene, Oakhanger.

RESOLVED: That a grant of £400.00 be made to help maintain the churchyard at St Mary Magdalene, Oakhanger.
(Power used: Local Government Act 1972 s137)

17/117 TO APPROVE THE ORDER FOR TWO WREATHS FROM THE ROYAL BRITISH LEGION FOR REMEMBRANCE DAY 2017

Cllr Miss Clay advised that the ordering of two wreaths would be expected shortly and asked for commitment to allow up to £50.00 to the Royal British Legion Poppy Appeal. A proposal was received, seconded and voted in favour of Selborne Parish Council making a grant of up to £50.00 in respect of two poppy wreaths.

RESOLVED: That Selborne Parish Council makes a grant of up to £50.00 to the Royal British Legion Poppy Appeal in respect of two poppy wreaths.
(Power used: Local Government Act 1972 s137)

17/118 TO RECEIVE REQUEST FROM SELBORNE RECREATION GROUND COMMITTEE FOR GRASS CUTTING TO BE EXTENDED TO INCLUDE THE NEW PLAY EQUIPMENT AREA AND AREA BEHIND THE PAVILION

As part of the recreation ground had been cleared to allow for the installation of new play equipment, the Committee had asked for the newly exposed grassed area to be included in the grass cutting contract. A proposal was received, seconded and voted in favour of a quotation for the extra work being sought from the existing contractor.

RESOLVED: That a quotation is sought for the extra work from the existing contractor.

17/119 TO RECEIVE TRAFFIC WORKING GROUP REPORT

Cllr Miss Clay advised Members present that the next TWG meeting would be held at the end of August 2017. At the TWG's request, Cllr Mark Kemp-Gee and Damian Hinds MP had met with the Leader of HCC, Cllr Roy Perry, at the beginning of August to try to bring political pressure to bear on HCC to release funding to deliver the traffic calming measures for Selborne that had been drawn up by HCC and supported by public consultation. It was emphasized that the Selborne project was still a priority for HCC but there is currently no money available to deliver the measures on the ground. S106 money from the Bordon development is available for traffic calming measures for Oakhanger but not for Selborne or Blackmoor. The Locum Clerk had asked EHDC for an updated list of S106 and Community Infrastructure Levy (CIL) funds appropriate to Selborne parish and was asked to pursue this request further.

Cllr Miss Clay also highlighted the issues which had been raised as a consequence of the Selborne primary school Walk to School event held in June 2017, which had been referred to Marc Samways HCC. It was noted that HCC was due to change its highways contractor, and it had been suggested that bollards could help prevent 'pavement over-run'. An update was expected from Selborne primary school regarding road safety. It was again suggested that Selborne Parish Council could send letters to residents whose properties have vegetation encroaching on to pedestrian footways. Meanwhile the article from the Parish Council in the September Parish Magazine referred to the responsibilities of the owners of properties adjacent to the pavements to keep their hedges from overhanging for the safety of pedestrians.

No feedback had been received from the Oakhanger group recently, but it was noted that the group would next meet on 11 September 2017 and Cllr Miss Clay and the Oakhanger ward Members were invited to attend the event.

Discussion turned to HGV signage, which would be referred to the next TWG meeting.

The Locum Clerk spoke briefly about HCC's Community Funding Initiative and agreed to forward information to Cllr Miss Clay.

Cllr Miss Clay concluded her report by speaking about the letter to Highways England regarding the Ham Barn roundabout, which had been circulated to all Members in advance of the meeting. Further emphasis was put on the difficulties experienced at this section of road and the Locum Clerk was asked to send the revised letter.

17/120 REPORTS AND ISSUES (FOR INFORMATION ONLY)

- (i) To receive invitation to SDNPA Parish Workshop 27 September 2017 at The Festival Hall, Petersfield, commencing at 6.30pm.** It was suggested that the reconvened Working Party set up to look at the SDNPA Local Plan at item 17/112, could agree which Members to send to this event. The Locum Clerk was asked if it would be possible for four Members to attend this event, when booking becomes available.
- (ii) To receive notice of the Hampshire (Selborne BOAT 67 and Worldham BOAT 38) (Prohibition of Driving) Order 2017 (copies to all Councillors 25 July 2017).** This item was noted.

- (iii) **To receive notice of SDNPA Community Infrastructure Business Plan request for projects consultation (copies to all Councillors response required by 29 September 2017).** It was thought this item could be considered by the new Working Party set up at item 17/112 on the agenda.
- (iv) **To receive Department of Digital, Culture, Media & Sport (DDCMS) consultation re: Broadband Universal Service Obligation (copies to all Councillors 8 August 2017, response to NALC required by 2 October 2017).** Cllr Masson was asked to respond to this consultation.
- (v) **Police & Crime Commissioner traffic crime consultation (responses required by 29 August 2017).** The Chair asked Members to encourage the public to respond to this consultation.

17/121 DATE OF NEXT MEETING

The next meeting was scheduled to take place on Wednesday 20 September 2017 at Oakhanger Village Hall, Oakhanger, Bordon, GU35 9JU, commencing at 7.30pm.

17/122 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)

17/123 TO RECEIVE AND APPROVE HALC JOB EVALUATION REPORT (COPIES TO ALL COUNCILLORS 8 AUGUST 2017)

A proposal was received, seconded and voted in favour of accepting the job evaluation report and that the Parish Clerk role should be re-advertised as before, from early September, with the caveat that previous applicants need not apply.

RESOLVED: That the job evaluation report be accepted and the Parish Clerk role is re-advertised as before, with the caveat that previous applicants need not apply.

The meeting closed at 10.10pm.