

**MINUTES OF THE EXTRAORDINARY MEETING OF SELBORNE PARISH COUNCIL**  
**HELD IN OAKHANGER VILLAGE HALL**  
**ON MONDAY 29<sup>th</sup> SEPTEMBER 2025 AT 7.30PM**



**Present:** Cllr Seema Bennett (Chair)  
Cllr David Webster-Jones (Vice Chairman)  
Cllr Charlie Bridger  
Cllr Howard Grosvenor  
Cllr Sarah Hulbert  
Cllr Wendy Megeney

**Also present:** 8 members of the public

**25/69 Apologies for Absence**

**RESOLVED** to receive apologies of absence for this meeting from Cllrs Cllr Ashcroft, Earney, O'Donnell and Turner. Cllr Bennett proposed that apologies were accepted from all councillors. Seconded by Cllr Bridger. Agreed unanimously, noted for the record. It was also noted that Cllr Merian was present at the meeting but only in his capacity as a resident and sat in the public gallery with no voting rights on agenda items.

**25/70 Declarations of Interest**

*Councillors are reminded of their responsibility to declare any disclosable pecuniary interest or other interest as defined in the Code of Conduct which they have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have declared a disclosable pecuniary interest and some other interests. You must withdraw from the room/meeting when the meeting discusses and votes on the matter.*

**RESOLVED** to receive the following interests: Cllr Merian noted an interest in item 25/74 as a resident of Oakhanger and a neighbour to Chapel Farm. He noted that he would be speaking as a resident only and leave the room following the public session.

**25/71 Approval of Minutes:** To approve the minutes of the minutes from the meeting held on 17<sup>th</sup> September 2025

**RESOLVED:** Cllr Bennett proposed that the Minutes dated 17<sup>th</sup> September 2025 be deferred to the October full council meeting. Seconded by Cllr Megeney. Agreed unanimously, motion carried. Noted for the record.

**25/72 Chairman's Announcements**

Cllr Bennett noted that the next full council meeting was in Oakhanger, at 7.30pm on 15<sup>th</sup> October 2025.

CLLR BENNETT PROPOSED THAT THE STANDING ORDERS BE SUSPENDED AT TO HEAR REPRESENTATIONS FROM MEMBERS OF THE PUBLIC. SECONDED BY CLLR HULBERT. AGREED BY COUNCILLORS, MOTION CARRIED, STANDING ORDERS SUSPENDED.

**25/73 Public Questions**

**RESOLVED:** A representative of Blackmoor Village Hall addressed the Councillors present with regards to a grant of £5,000 towards solar panels for the village hall. There was a significant need for solar panels at Blackmoor Village Hall; heating is all powered by electric and the bills have risen sharply to £10,000 per annum. A grant application was submitted in March which considered three options. The Village Hall Committee were still waiting for SDNPA to pay a visit to the hall to give permission (required because building is listed) the Committee have now been waiting for 6 weeks for the visit. The Committee have been successful in getting £25,000 in CIL funds against a total project cost of £35,000. The representative requested that comments be taken into consideration at the relevant agenda item

**Chapel Farm Application for 7 new dwellings**

A resident noted the following points with regards to the proposal at agenda item 25/74:

- Chapel Farm House is one of a number of the original buildings in Oakhanger village. It is a listed building and of historical importance and notably, it has been a farm since its inception. Should permission be granted for the site, it is unlikely to be returned to its original use. The resident noted that he is not against development in the area, but the development needs to be proportionate to the village size.

The resident further expressed concerns regarding development creep; a historic elm barn was demolished by the current owner, and the replacement building (in French oak) is larger than the previous building, has bright orange tiles that are not in keeping with the local vernacular. He noted that planning permission was not sought for this. It was also noted that the upstairs of a stable next to the barn was developed into a dwelling, in addition to the downstairs which had been converted into three offices and rented out. All this work was carried out without permission.

Barn 18 (on the map) was demolished and rebuilt on a larger footprint. The resident expressed concerns that if this barn was developed into a dwelling it will result in a loss of privacy. He also noted that Barn 12 was demolished and also rebuilt on a larger footprint, with a new pitched roof where the original one was flat. In 2023, the applicant got permission for 5 houses and reassured the resident that was it, but now applicant is asking for more.

A different resident also noted that there was an uptick in traffic movements on the site; four cars coming in and out have been added to traffic flow since the stable was developed into a flat and offices. It was also noted that the developer does not live in Oakhanger and lacks appreciation for the local environment nor the residents' needs.

Cllr Megeney asks about farm use of buildings for calving and farming activities. The resident responded that there are no longer cattle on the farm; the Colonel (previous owner) put up lots of barns without permission. Cllr Bennett noted that there are a small number of sheep. Concerns were also raised about the amount of housing and likely subsequent developmental infill, which is not in keeping with the landscape. There is another application for a venue (e.g. for weddings) at the farm creates concern about overnighters in the new dwellings, e.g. coming for weddings. Traffic is also a major concern. A further resident noted that the tree assessment has not been done and there are some oaks nearby which raised concerns about soil compaction.

#### Springfield Nursery Application for 14 dwellings

A resident of Oakhanger noted that she was not against people having homes in the village, but is concerned about the amount of people using the road to access the site and concerns over residents safety in relation to the increase in traffic volume.

CLLR BENNETT PROPOSED THAT THE STANDING ORDERS BE RESUMED AT TO RECOMMENCE THE MEETING. SECONDED BY CLLR HULBERT. AGREED BY COUNCILLORS, MOTION CARRIED, STANDING ORDERS RESUMED.

#### **25/ 74 Planning: To consider and agree a response to the following planning application(s)**

- [EHDC-25-0757-FUL](#) - Former Site Of Springfield Nursery, Oakhanger Road, Oakhanger, Bordon, Hampshire. 14 dwellings following the demolition of the existing buildings.

**RESOLVED:** Councillor Hulbert proposed to object to the application based on the following considerations: Too many houses on the applicant site, the site is outside the settlement policy boundary, lack sustainability of site location, lack of drainage and problems with flooding and surface water on the road. Safety issues relating to traffic (the traffic surveys took place when the roads were closed) were also noted as a concern. Councillors also wished to object on the basis that there was a lack of transport infrastructure in the area, and safety related to traffic on a narrow national speed limit road. There was also a lack of provision for the protection of dark skies in the adjacent National Park and limited information about sewerage. Seconded by Cllr Bennett seconds. Four Cllrs in favour, with one abstention and one objection. Motion carried, Locum Clerk to write to object to the application based on the above material planning considerations and respond to EHDC by the deadline of 3<sup>rd</sup> October 2025.

- [EHDC-25-0948-PA3Q2](#) - Chapel Farm, Hampshire, GU35 9JB. Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q - Conversion of four agricultural buildings (barns 5, 7, 12 and 18) to residential with access provided from the existing entrance off Oakhanger Road

CLLR BENNETT PROPOSED THAT THE STANDING ORDERS BE SUSPENDED AT TO HEAR A REPRESENTATION FROM A MEMBER OF THE PUBLIC. SECONDED BY CLLR HULBERT. AGREED BY COUNCILLORS, MOTION CARRIED, STANDING ORDERS SUSPENDED.

The resident noted that when the owner first bought the farm, he assured the resident that there would be no development on the applicant site, that the farm would be a smallholding and the developers hobby. It was noted by the resident that no further attempts of communication by the developer owner to any Oakhanger village residents owner has occurred following this exchange.

CLLR BENNETT PROPOSED THAT THE STANDING ORDERS BE RESUMED AT TO RECOMMENCE THE MEETING. SECONDED BY CLLR HULBERT. AGREED BY COUNCILLORS, MOTION CARRIED, STANDING ORDERS RESUMED.

**RESOLVED:** Councillor Bennett proposed to object to the application based on the following considerations: Selborne PC determines that prior approval is required for change of use from agricultural units to residential dwellings. Furthermore, the parish council are also very concerned to note that the developer has carried out additional unauthorised development of residential accommodation without prior planning approval, and has converted buildings to offices without prior planning approval. This will be pointed out to EHDC.

Concerns are also present about the erosion of the farms primary purpose through the demolition of pre-existing historic buildings with larger more modern buildings which now facilitate an application for permitted development. There is also a lack of transport infrastructure and traffic/road safety on a narrow national speed limit road was also noted as a concern; the traffic surveys took place when the roads were closed which was likely to skew the recorded traffic movements. The council also feels that the public footpath that runs between the buildings should be preserved through planning conditions.

The parish council also notes the lack of provision for the protection of dark skies in the adjacent National Park and feels that this requires addressing. Finally, Barn 18, which is a small animal shelter, (if developed), will overlook directly the neighbour's property resulting in a loss of privacy. Seconded by Cllr Hulbert. Agreed unanimously, motion carried, Locum Clerk to write to object to the application based on the above material planning considerations and respond to EHDC by the deadline of 3<sup>rd</sup> October 2025.

#### **25/75 To discuss and agree a response to the Recreation Committee's request for a grant to fund further repair works to the Recreation Zipwire**

Cllr Webster-Jones noted that repairs had been carried out in March 2025, with the parish council funding the repairs to the legs of the zipline. However, further issues were discovered when this was carried out - much of the frame was rotten. Quotes have now been obtained from 3 companies to carry out the remainder of the repairs. The zipline has been unusable in the intervening time (since February 2025).

Cllr Webster-Jones further noted that the middle quote for repairs is approximately £19,000.; the upper quote is £26,000 (this has a 20 year guarantee). Cllr Bennett noted that the parish council have set aside £7,000 every year in ear marked reserves for play equipment repairs; and over three years accumulated funds we may have enough for this. Councillors discussed the levels of usage of the zipwire and the best use of public funds to ensure as many residents benefitted as possible.

**RESOLVED:** Cllr Bennett proposed that the recreation committee put in an application for the EHDC Community Climate Change grant application. Seconded by Cllr Hulbert. Five councillors voted for the proposal, with one abstention. Motion carried, Locum Clerk to liaise with the Recreation Committee on grant application.

#### **25/76 To discuss and agree the East Hampshire District Council Community Climate grant**

Cllr Bridger noted that this grant application process closes on 13th October 2025; the fund can be used for health and climate projects, e.g. a community garden. The parish council were able to apply for a maximum grant of £20,000 and requested that the council consider submitting an application for an outdoor adult gym at both recreation grounds (Selborne and Oakhanger), noting it's benefit to the community. Alternatively, the grant could also be used for tidying up the Lion's mouth. Cllr Bennett questioned whether the parish council can make an application on the basis of adult wellbeing and health, for repairs to historic fountain (Lion's mouth) and improvement of local facilities; i.e. put in a broad application for all £20k.

**RESOLVED:** Cllr Bennett proposed that the Clerk to put in a general proposal to EHDC to see what likelihood there is of getting community climate grant. Seconded by Cllr Bridger, agreed unanimously, motion carried. Locum Clerk to check the grant position with EHDC and apply if appropriate.

**25/77 To discuss and agree a response to Blackmoor Village Hall's grant request for solar panels**

Cllr Bennett noted that council has already agreed to give a £5,000k grant from Neighbourhood Community Infrastructure Levy (CIL) funds to Oakhanger Village Hall for the installation of solar panels on the hall roof. Cllr Hulbert noted that there is £3,980 pot of CIL funds that could also be allocated to the Blackmoor project. This would use up outstanding CIL funds which needed to be spent by June 2026.

**RESOLVED:** Cllr Bennett proposed that Selborne Parish Council use £5,000 of NCIL funds as a grant to Blackmoor Village Hall to part-fund solar panel installation on the village hall roof on the proviso that the project goes ahead. Seconded by Cllr Hulbert. Agreed unanimously, motion carried, Locum Clerk to write to the Blackmoor Village Hall Committee to inform them of the grant award and inform EHDC of the council's decision.

**25/78 Date of next meetings:**

**RESOLVED:** to note that the Parish Council meetings will be held on the following dates:

- 15<sup>th</sup> October 2025 - Full Council – Oakhanger Village Hall

Signed ..... Date .....  
Chairman