

MINUTES OF THE MEETING OF SELBORNE PARISH COUNCIL
HELD IN OAKHANGER VILLAGE HALL
ON WEDNESDAY 15TH OCTOBER 2025 AT 7.30PM



Present: Cllr Seema Bennett (Chair)
Cllr David Ashcroft
Cllr Gren Earney
Cllr Sarah Hulbert
Cllr Tom Marien
Cllr Wendy Megeney
Cllr Matt Turner

Also present: Julie Flenley, Locum Parish Clerk, 0 members of the public

25/69 Apologies for Absence

Apologies were received from Cllr Charlie Bridger, Cllr Howard Grosvenor, Cllr Nikki O'Donnell and Cllr David Webster-Jones.

RESOLVED Cllr Earney proposed that all apologies be accepted. Seconded by Cllr Ashcroft. Agreed unanimously, motion carried. Locum Clerk noted for the record.

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's Marien declared an interest in agenda item 25/78 (Chapel Farm), Cllr Turner declared an interest in agenda item 25/78 (White Hart Cottage) and noted that they would leave the meeting for the duration of the discussion on the respective planning applications they had declared an interest in. Locum Clerk noted for the record.

25/71 Approval of Minutes: To approve the minutes of the outstanding minutes from 17th September 2025 and the Extraordinary meeting on 29th September 2025.

RESOLVED: Cllr Bennett proposed that the Parish Council Minutes dated 17th September 2025 be agreed with a minor amendment, seconded by Cllr Megeney. 4 councillors agreed, with 3 abstentions, motion carried. Locum Clerk to note amendments on the electronic copy and retain signed minutes for the record.

RESOLVED: Cllr Bennett proposed that the minutes of the Extraordinary meeting of the parish council dated 29th September 2025 be amended to reflect councillors comments and deferred to the November meeting for agreement. Seconded by Cllr Hulbert. 4 councillors agreed, with 3 abstentions, motion carried. Locum Clerk to note amendments on the electronic copy and add to the November full council agenda for agreement.

25/72 Chairman's Announcements

Cllr Bennett noted that there had been a number of interested parties with regards to the vacant position on the council which would be discussed at the relevant agenda item.

25/73 Executive Officers summary

The Locum Clerk noted that the office at Selborne Village Hall had been cleared out and the final invoice rendered. Discussions were underway with the Recreation Committee to take office space at the Pavillion as previously agreed and updates would follow. Defibrillator servicing had taken place for Oakhanger and Blackmoor, and a new cabinet was being purchased for the Selborne one, and servicing would follow at a later date.

The Locum Clerk noted that BDO had now concluded their external audit and the sign off documents had been added to the website. An internal auditor for 2025/26 would need to be appointed soon. It was further noted that CIL funds have been awarded to both Blackmoor and Oakhanger Village Halls to the value of £5,000 each, to contribute towards the installation of solar panels on the roof.

The basket swing at Oakhanger playpark had now been fixed, and the parish council now had a contractor to fix playground issues. Finally, the Locum Clerk noted that residents who had ownership of ditches and waterways should keep them clear and running freely over the winter months to stop surface water flooding.

Councillors also discussed the application for a standing water pipe at Goslings Croft and requested that the Locum Clerk chase the outstanding quote for installation.

25/74 Public Questions

RESOLVED: None presented. Locum Clerk noted for the record.

25/75 To discuss agree nominations for co-option to Selborne Parish Council

It was noted that no written statements had been received from two candidates and none were present at the meeting to address the council.

RESOLVED: Cllr Bennett proposed that the item be deferred to the November full council meeting. Seconded by Cllr Hulbert. Agreed unanimously, motion carried. Locum Clerk to liaise with candidates to request a written statement in advance of the November meeting, and to request their attendance at the meeting to speak to the council.

25/76 To discuss the location of the noticeboard on the village shop in Selborne

Cllr Ashcroft noted that the noticeboard was currently located on the village shop wall, which was private property. It was further felt that a noticeboard could be erected on The Plestor or by the church, which was SPC owned land and frequently passed by residents. Cllr Earney noted that the noticeboard had previously been moved from the Village Hall due to traffic safety concerns and had been put on the shop wall following the previous owners agreement.

Cllr Bennett noted that the noticeboard could be moved adjacent to the Post Box opposite Selborne Village Hall, but the landowners would need to be identified, and whether permission was possible before the sign was moved. Also, suggestion made to place the Noticeboard in the Bus Shelter which received approval from councillors present.

RESOLVED: Cllr Bennett proposed that the Locum Clerk identify the landowners and seek permission to move the noticeboard and report findings to the council. Seconded by Cllr Earney. Agreed unanimously, motion carried. Locum Clerk to action.

25/77 To discuss and agree volunteers for erecting the Remembrance poppies in the village

Cllr Megeney noted that volunteers would be required to put up the Remembrance poppies in Oakhanger, Blackmoor and Selborne in advance of Remembrance-tide. There were 5 poppies in the parish so more would need to be purchased to allow enough for Oakhanger and Blackmoor. It was also noted that the village war memorial wreaths would need to be arranged for Blackmoor and Selborne. Cllr Megeney noted she would lay the Parish Council wreath at Blackmoor, and Cllr Bennett agreed to lay the parish council wreath in Selborne.

RESOLVED: It was agreed that the Locum Clerk would purchase additional lamp post poppies for Selborne Parish Council volunteers to erect in the parish in advance of Remembrance-tide. Locum Clerk to liaise with a resident to arrange war memorial wreaths on behalf of the parish council.

25/78 Planning: To consider and agree a response to the following planning application(s):

- SDNP/25/03525/TCA - Blackmoor House, Sotherington Lane, Selborne, Alton, Hampshire, GU33 6D. Lime tree x2 - crown lift and height reduced. Hornbeam reduced by 2-3m. Oak tree - reduced by 2-3m. Decision due: 10 October 2025.

RESOLVED: Cllr Megeney proposed that the council objects to the application – the information supplied by the applicant does not match the proposals in the application presented to SDNPA and SPC. Seconded by Cllr Earney. Agreed by four councillors with three abstentions. Motion carried, Locum Clerk to write.

- EHDC-25-0961-HSE - Shortheath House, Oakhanger Road, Oakhanger, Bordon, Hampshire, GU35 9JN. Proposed conversion of two storey garage into habitable accommodation. Proposed infill dormer between two existing dormers. Installation of timber cladding to different elevations of the building, and folding sliding doors to the main kitchen. Decision date: 20th October 2025.

RESOLVED: Cllr Megeney proposed no objection to the application – however the parish council wished for any granted approval be conditioned to ensure that it could not be used for ancillary accommodation/sublet

in the future. Seconded by Cllr Hulbert. Agreed by six councillors with one abstention. Motion carried, Locum Clerk to write.

- EHDC-25-0916-CONVR - Land South Of The Lions Field Development Oakhanger Road, Oakhanger, Bordon, Hampshire. Variation of condition 15 of 20392/013 to allow substitution of previously approved plans. to allow changes to the ridge height & internal alterations. Decision due: 20th October 2025. Cllr Hulbert noted that the application constituted mission creep, and neighbours concerns on the development. Cllr Earney noted that the application was an improvement on what was already present.

RESOLVED: Cllr Earney proposed no objection to the application – however the parish council wished for any granted approval be conditioned to ensure that it could not be used for ancillary accommodation/sublet in the future and that it was entirely separated from the boundary of the property. The car port was also to be removed from Permitted Development Rights to ensure it could not easily be annexed in future. Seconded by Cllr Turner. Agreed by five councillors with two abstention. Motion carried, Locum Clerk to write.

CLLR MARIEN LEFT THE MEETING AT 8.33PM FOR THE DURATION OF THE DISCUSSION OF THE NEXT PLANNING ITEM.

- EHDC-25-1113-FUL - Chapel Farm, Bordon, GU35 9LB. Retrospective application for the conversion of part of an existing agricultural building (Building 10) to a one-bedroom flat to provide essential on-site accommodation in association with the ongoing operations of Chapel Farm, including minor internal alterations and provision of facilities, with no external changes to the fabric, scale, or appearance of the building. Decision due: 22nd October 2025

Councillors noted that the application was a significant development, the stable conversion was not in keeping with the local vernacular (not a sympathetic renovation) and there were concerns about the resident bat population which was documented in 2025. Concerns were also noted with regards to the conversion adding to the security being necessary on the site for ongoing operations which were questioned by the council. It was also noted that the stable conversion was larger than the original stable building footprint. Concerns were also raised about the submitted plans matching the retrospective permission.

RESOLVED: Cllr Bennett proposed to object to the application based on the above comments. Seconded by Cllr Turner. Agreed by five councillors with one abstention. Motion carried, Locum Clerk to write.

CLLR MARIEN RETURNED TO THE MEETING AT 8.47PM

- SDNP/25/03793/TCA - Wakes Cottage, High Street, Selborne, Alton, Hampshire, GU34 3JH. Holly Tree – Fell. Decision due: 30 October 2025.

RESOLVED: Cllr Bennett proposed that the council objects to the application – the information supplied by the applicant does not allow the parish council the ability to determine the application. Seconded by Cllr Turner. Agreed by six councillors with one abstention. Motion carried, Locum Clerk to write.

- SDNP/25/03605/LIS - The Wakes, Gilbert Whites House & Gardens , High Street, Selborne, Alton, Hampshire, GU34 3JH. Listed building consent for Upgrading of existing fire doors. Decision due: 4th November 2025.

RESOLVED: Cllr Earney proposed that the council supports the application (works were necessary for public safety and to limit fire risk). Seconded by Cllr Megeney. Agreed by six councillors with one abstention. Motion carried, Locum Clerk to write.

CLLR TURNER LEFT THE MEETING AT 8.49PM FOR THE DURATION OF THE DISCUSSION OF THE NEXT PLANNING ITEM.

- SDNP/25/02933/HOUS - White Hart Cottage, High Street, Selborne, Alton, Hampshire, GU34 3LQ. Replacement windows, replacement porch roof, replacement front door. Decision due: 18 November 2025.

RESOLVED: Cllr Earney proposed that the council supports the application. Seconded by Cllr Megeney. Five councillors agreed, with one abstention, motion carried. Locum Clerk to write.

CLLR TURNER RETURNED TO THE MEETING AT 8.52PM

25/79 Financial Report:

- a) To note bank balances, earmarked reserves and receipts since the meeting on 17th September 2025 and discuss and agree the balances for the remainder of the council year
The Locum Clerk noted that current bank balances are £42,516.22 (current account) and £100,974.84 (deposit account) with EMR's at £43,967.52. There were no payments other than what was agreed in the previous meeting (nothing made under delegated powers), and no receipts were reported. The Locum Clerk noted that the council would need to ensure that the general reserves balance was within the 3-12 month precept range as set out in the Joint Panel on Accountability and Governance (JPAG).
RESOLVED: Councillors noted the bank balances, EMR balances and receipts since 17th September 2025.
- b) To note and approve September 2025's bank reconciliation
RESOLVED: Cllr Earney proposed to agree and sign September's bank reconciliations. Cllr Bennett seconded. Six councillors voted in favour, with one abstention. Motion carried. Locum to retain the signed bank reconciliation for the record.
- c) To note the budget v spend of SPC to date.
RESOLVED: Councillors noted the budget v spend to date. The Locum Clerk noted that grass cutting would quotes be sought in advance of the budget being set.
- d) To discuss budget proposals/priorities for 2026/2027
RESOLVED: Cllrs noted that an informal meeting to discuss funding and look at budget priorities for the next year was to be held on 28th October 2025. Councillors noted that the Pavillion Wi-Fi needed to be considered alongside ditching works at Gracious Street and grass cutting. The Locum Clerk would present a draft budget at the November meeting, with a precept amount being agreed in December.
- e) To approve the proposed schedule of payments
RESOLVED: Cllr Bennett proposed that the payments list be approved. Seconded by Cllr Earney. Agreed unanimously, motion carried. Locum Clerk noted for the record and to pay invoices.

Receipts and Payments for Approval at Full Council Meeting 15th October 2025

Payee	Description	Invoice no.	Method of Payment	Gross Invoice Amount (£)
Paid – expenditure previously approved at Council meeting/regular payments/payments under Clerk's/Chairs delegation				
Unity Trust Bank	Service Charge – October 2025	N/A	DD	6.15
EE Limited	Telephone Charges	Monthly bill	DD	17.54
Oakhanger Village Hall	CIL Funds Grant Solar Panels	Grant application	BACS	5,000.00
Blackmoor Village Hall	CIL Funds Grant Solar Panels	Grant application	BACS	5,000.00
For approval				
BDO	Annual External Audit Fee	Inv. 07738273	BACS	378.00
PJ Grace	Grass cutting – September 2025	Inv. 07884	BACS	834.00
ID Verde	Village bin emptying	Inv. 10951193	BACS	285.47
Julie Flenley	Locum Fees September - October 2025	Inv. 33	BACS	2,753.59
Selborne Village Hall	Office rent April 2025 – September 2025	Inv. JR243a	BACS	800.00
Receipts				
None				

25/80 To receive District Councillor report

Cllr Ashcroft noted that the Local Government Reform (LGR) decision with regards to unitary authorities was due in the coming weeks. There would be a shadow cabinet In May 2026 with mayoral elections in May 2027. EHDC were going ahead with implementing food waste bins in January 2026, which would be collected weekly.

He noted that the EHDC planning portal accessibility needed to be improved and that there were still issues with information provision. EHDC’s 5 year housing land supply (5YHLS) was still problematic – the district were still very short in site allocations and that the tilted balance had been activated. The Local Plan was progressing and would likely be submitted to the Planning Inspector in 2026.

Nationally, as a result of the lack of speed in planning permissions being granted, there is a possibility that major applications would be determined by the Planning Inspectorate, rather than going through the local planning authorities to speed up the process. However it was acknowledged that there were a number of things holding back planning applications proceeding which included a labour and materials shortage, and market demand.

25/81 Date of next meetings:

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

- 19th November 2025 - Full Council Meeting – Selborne Village Hall

MEETING CLOSED: 9.26PM

Signed Date
Chairman