

SOBERTON PARISH COUNCIL

Minutes of the meeting of Soberton Parish Council held on Tuesday 17th October 2023 at the Soberton Village Hall that commenced at 7.30pm.

PRESENT: Cllrs J Hyland (Chairman), D Buttriss, P Henderson, D Salmon, J Sherwill, V Weston.

In attendance: B Gibbs, Clerk to the Parish Council with District Cllrs Lee and Wallace and five members of the public.

62/24 Apologies for absence

Cllrs Cole, Cleeve, Findlay and Marland sent their apologies to the meeting along with District Cllr Pearson and County Cllr Stallard.

63/24 Disclosure of Interests

No disclosures were made.

64/24 Public Participation

A number of people spoke about the increasing amount of music raves and other anti-social behaviour at Long Road. This is on the land that has been sub-divided into a significant number of land parcels. They indicated that they were one of the landowners with an interest in this land but they were not involved in the raves or any anti-social behaviour.

The Clerk said that it would be better if the issues were raised with WCC Planning Enforcement, The WCC District Councillors for Soberton and the Office of the Police and Crime Commissioner for Hampshire.

Cllr Hyland commented that any enforcement discussions would take place in the exempt business part of tonight's meeting.

65/24 Chairman's comments

The Chairman made the following comments.

Cllr Hyland reported that the SDNPA planning priority statement had been uploaded to the website in September and no comments had been received. He also said that the PPS now required Parish Council approval to meet the South Downs National Park Authority's deadline for submission. This would then be recorded as an informative document for the South Downs National Park Authority's Local Plan review.

Resolved: to approve and dispatch the SDNPA Parish Priority Statement.

66/24 Minutes of the ordinary meeting of the 19th September 2023

Cllrs Sherwill and Weston commented on the section of the minutes referring to the Standing Orders review. Both councillors asked for it to be noted that a report was presented to the meeting but that it was not broadly supported and there was no good reason for it to be set aside.

Cllr Weston commented that she also presented a report during the planning section that was not discussed sufficiently. She asked for it to be recorded that she was unhappy about this.

Cllr Weston challenged the current arrangements of the working groups especially with regard to their delegated powers. The Clerk said that he would review what had been agreed in June 2023. At that time the committee structure had been dissolved in favour of Full council meetings. He said he would report back to the November 2023 meeting.

Resolved: to approve the minutes of the ordinary meeting held on the 19th September 2023.

67/24 Reports from County and District Councillors

Cllr Hyland said that written reports from District Cllrs Wallace & Lee and County Cllr Stallard had been previously circulated.

Cllrs Wallace and Lee spoke briefly about the following topics.

- Nature Emergency. At September's Full Council meeting, Winchester City Council declared a Nature Emergency that will sit alongside the Climate Emergency declaration made in 2019.
- The Great British Insulation Scheme. This new Government scheme will enable up to 300,000 households to add insulation to their homes to make them easier to heat for less.
- Solar Together Hampshire. WCC are working with Hampshire County Council to promote a group buying scheme to residents for high-quality solar Photovoltaic (PV) panels and battery storage.
- Rural England Prosperity Fund. Another opportunity to get funding from the Rural England Prosperity Fund is opening shortly. This grant scheme will support capital projects for small businesses and community infrastructure, to help to improve productivity and strengthen the rural economy and rural communities.
- Shoots Along the Routes. Hampshire County Council's new initiative, the Hampshire Forest Partnership will be providing free trees to landowners and land managers to create over 630 kilometres of new green networks across the county.
- Small Grants Scheme – The WCC District Small Grant Scheme provides one-off grants of up to £1,000 to local voluntary/not-for-profit groups and organisations for one-off expenditure on projects, equipment, and other items to help organisations to do more, reach more people, or provide better services.

Cllr Wallace also spoke about the ongoing situation at Long Road specifically with regard to the enforcement issues. Members of the public also engaged with Cllr Wallace in the meeting with their concerns regarding the anti-social behaviour.

68/24 Finance

a) Orders for payment.

Date	Supplier	Description	Amount
19/09/23	Rookesbury Hall	Ludbrook room Rental	12.75
20/09/23	BDO LLP	External Audit Fee	378.00
29/09/23	B.V.Gibbs	September 2023 Salary	767.30
02/10/23	HMRC	September 2023 PAYE/NIC	152.60
12/10/23	Droxford RBL	2023 Remembrance	50.00
		Total amount	1360.65

Resolved: to approve the Orders for Payment from September to October 2023.

b) Grant applications had been received from Winchester District Citizens Advice, Hampshire and Isle of Wight Victim Support and the Holy Trinity Church in Newtown.

Resolved: to approve and pay these grant applications.

c) Co-option process

Resolved: to instruct the Clerk to produce a co-option process for discussion so that it can be adopted at the next meeting.

69/24 To receive any reports from the following working groups.

a) Lengthsman.

Cllr Salmon and Cllr Sherwill spoke about the next visit of the Lengthsman. This is due on the 22nd November. Cllr Sherwill commented that a lot of street furniture was obscured due to overgrown hedges or that they were dirty or damaged. Cllr Salmon said that he would put these on the task list.

b) Planning.

23/01887/FUL Low Paddock, Bent Lane, Hambledon: Construction of larger building.

The Parish Council raises an objection to this application to change the size of the stables on the following grounds

- greater impact on the environment.

- the nutrient pollution will be increased together with drainage due to the everyday run off re equestrian uses, i.e. washing down and stable management
- the size of the building is out of proportion to the land and cannot support 3 horses.
- concerns of the over development and cumulative effect of large equestrian establishments concentrated on this lane.

23/02028/LDC Rudley Mill Bent Lane Hambledon PO7 4QZ: Retention of dwelling (Class C3)

The Parish Council is concerned that this application may be trying to regularise the use of a non-residential building before the time limit of that type of breach has been reached. The applicant or the designated planning officer is asked to clarify what type of building this was before it was occupied in 2019.

23/04072/FUL Long Road Soberton: Change of use to private recreation for growing fruit & veg & station 1 static caravan & 1 container

The Parish Council objects to the application for change of land use, installation of a mobile home, storage container and cultivation of the ground to create an allotment on Land adjacent to Long Road, Soberton.

The Application is contrary to Policy SD1 which at its core represents the National Park's purpose to conserve the natural beauty of the area. Applications should be refused where proposals fail to conserve the landscape.

The development proposed would cause demonstrable harm to the character and setting of the National Park. The site is open agricultural land and visible from a number of local footpaths, bridleways and Long Road itself. The proposals would directly impact the open character of the landscape and impact on the enjoyment of this natural landscape.

The proposals create a new access onto Long Road and are silent on parking, deliveries, disposal of waste, access to water and electricity. In any event such proposed uses would significantly impact the tranquillity and dark skies of the area.

The Planning, Design and Access Statement is very limited in justifying the proposed development. It provides little evidence and fails to recognise the open nature of the whole area. It is claimed that the design of the 'caravan and storage container being proposed is in keeping with the rural location'. This is demonstrably not the case. The submitted plan shows a conventional static caravan, whilst there are no drawings or specification for the storage container.

We note that the site is the subject of an article 4 Direction, sits within the National Park, scheduled as 'countryside' in the current local plan and there are no planning policies either National or Local which support the development proposed in any way.

Should this application be referred to Committee the Parish Council would wish to attend to make its objections known directly to committee members.

SDNP/23/03889/CND Hillview Farm Hoe Street PO7 4RE: Variation of conditions 3, 5, 6, 9, 10, 12 of planning appl SDNP/23/01084/FUL to Pre-Discharge of Conditions

Soberton Parish Council is not convinced that the applicants can justify the request to vary the planning conditions applied to the permissions listed in the decision notice of SDNP/23/01084/FUL.

23/02087/FUL Ingoldfield Cottages Ingoldfield Lane: Consent for 22/01722/FUL Variation of Cond 2 to provide three-bedrooms.

The Parish Council continues to raise objections regarding this scheme.

It does not believe that three bedrooms in each holiday let is required and with a gross internal area of 61.4 M² it would lead to a cramped development. It also believes it is far too early to consider a variation to a scheme that was the subject of a significant number of planning objections prior to it being permitted.

SDNP/23/04230/HOUS Elzacs Station Road SO32 3QU: Remove existing roof and replace to create loft extension.

The Parish Council is happy for the delegated officers to deal with this application.

b) Asset management.

Cllr Buttriss reported that the pavilion had recently been inspected and there were no faults to report. New keys have now been cut. The Clerk spoke about the recent visit of the Football Foundation. Their report is awaited.

70/24 Village charities in Soberton

The Clerk spoke about the Soberton recreation ground charity and the Soberton allotments for the labouring poor charity. The following facts were noted.

- Both charities own land but none of the land is currently registered.
- The Parish Council is the managing trustee of the Soberton recreation ground charity.
- The Soberton recreation ground charity has no funds and has not received any income for several years.
- The Parish Council pays for the upkeep of the land belonging to the Soberton recreation ground charity.
- No Charity Commission annual return for the Soberton recreation ground charity has been filed for a number of years.
- The Soberton allotments for the labouring poor charity has three named trustees but would like to be in a situation where the Parish Council becomes the managing trustee.
- The Soberton allotments for the labouring poor charity has an investment account paying interest and receives an annual rental payment from the Parish Council for the play area.
- The play area site is the only land that the Soberton allotments for the labouring poor charity owns.
- The Parish Council has a lease for the land upon which the play area sits.

Cllr Hyland explained that he would like to achieve the following outcomes for the Soberton recreation ground charity.

- Register the land belonging to the charity.
- Work with the Charity Commission to complete the backlog of annual returns.

He then explained that the Parish Council can then work with the Soberton allotments for the labouring poor charity in order to “future proof” its administration and trusteeship. This can only be resolved by agreement of both parties.

The Clerk present quotes in order to complete the process of registering the land belonging to the Soberton recreation ground charity.

Resolved: to accept a quote from Surrey Hills Solicitors to complete the registration of the land belonging to the Soberton recreation ground charity. This was at a cost of £825.00 plus VAT.

71/24 The Soberton Parish Design Statement

There were no reports or updates to receive.

72/24 Standing Orders review

The Clerk had circulated a copy of the draft Standing Orders. Questions were asked once more about the number of documents circulated and why some of the comments made by Cllr Weston had been omitted.

The Clerk asked for a deferment to the next meeting in order to provide a clearer document for all to review.

73/24 The Soberton Parish Council website

Cllrs Henderson reported that the new website was now live. He had edited a lot of historic documents from the old site to the new one. The Clerk would be the primary point of contact for the future administration of the site. Cllr Hyland congratulated Cllrs Henderson, Marland and Cole for their hard work and thanked them all for their commitment to the task.

The Clerk added that he had invited Cllr Marland to submit a claim for expenses incurred in setting up the new site.

74/24 Highways issues in Soberton

Cllr Sherwill spoke about the following topics.

Hedge trimming at Church Road adjacent to the old Post Office. He requested an up date to see if the parties involved had been spoken to.

SID poles and risk assessments of the newly installed poles. Cllr Sherwill asked if these had been commissioned.

Data gathered from the existing SID. Cllr Sherwill requested that all councillors be issued with the data.

Water rising from the carriageway at Church Road.

Pavement provision and child safety signage at Liberty Road. Cllr Sherwill thanked Cllr Lee for his help with the new signage.

The provision of speed bumps and chicanes along the highways.

Cllr Salmon spoke about the need to keep the High Street Bank cut. The Clerk said that he would speak with the contractor to see if this could be cut during the autumn. Cllr Salmon also stressed the need to remove the arisings.

Cllr Buttriss also stressed that there was an issue with overhanging hedges along Forrester Road and Heath Road. He also spoke about the need to cut back vegetation on footpaths and other rights of way.

75/24 Date of the next meeting

- Tuesday 21st November 2023 – Full Council meeting

There being no other business the meeting closed at 9.30pm