

SOBERTON PARISH COUNCIL

Minutes of the meeting of Soberton Parish Council held on Tuesday 18th July 2023 at the Soberton Village Hall that commenced at 7.30pm.

PRESENT: Cllrs J Hyland (Chairman), D Buttriss, R Cole, D Cleeve, N Findlay, Cllr Marland, D Salmon.

In attendance: B Gibbs, Clerk to the Parish Council with District Cllr Wallace and County Cllr Stallard also present.

33/24 Apologies for absence

Cllrs Henderson, Shirwill and Weston sent their apologies to the meeting.

34/24 Disclosure of Interests

No disclosures were made.

35/24 Public Participation

No members of the public were present.

36/24 Chairman's comments

The Chairman made the following comments.

It was noted that Mr Stuart Doherty had resigned from the Parish Council and that a casual vacancy has been advertised. Cllr Hyland proposed a vote of thanks for all the work that Mr Doherty had undertaken whilst he was a parish councillor particularly with regard to footpaths and other rights of way.

Cllr Hyland spoke about a proposal to create a Soberton Climate Café. A request has been made for some financial support from the Parish Council. It was proposed to set aside the sum of £200 to cover incidental expenses.

Resolved: To approve this item.

Cllr Hyland then spoke about the forthcoming edition of the village magazine. His report for the magazine had been circulated to all members for comment and had now been sent to the magazine's editor.

Cllr Hyland spoke about four areas of land within the parish that are registered as common land on the English Commons Register. He listed them as follows.

The Chapel Road Pond.

The Pound at Ingoldfield Lane.
Hoe Gate Common.
The Chalk pit at Chalk Hill.

Cllr Hyland said the Parish Council does not own these land parcels nor does it insure any activity taking place on them.

Cllr Hyland then spoke about other parcels of land such as the High Street Bank (highway verge) and the Liberties Car Park (in Parish Council ownership).

Finally, Cllr Hyland informed the meeting that he has recently been appointed as the vice-chair of the SDNPA Planning Committee. Its major work at the moment is a proposal to build up to 700 dwellings inside the national park near Lewes. This appointment came with an additional allowance of £1,200 per annum.

37/24 Reports from County and District Councillors

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

Cllr Stallard spoke about the Government's levelling up agenda and the recent proposal to refresh local government in Hampshire. A "Pan-Hampshire" bid had been put together by the County Council and the three unitary authorities of Portsmouth, Southampton and the Isle of Wight. Owing to disagreements between the four authorities the bid has now lapsed. The major issue was the need to have an elected Mayor to lead the new authority.

Cllr Wallace informed the meeting that he would be meeting with the planning enforcement team at Winchester City Council about enforcement issues affecting areas both inside and outside the National Park boundaries in Soberton.

38/24 Minutes of the extra-ordinary meeting of the 20th June 2023

Resolved: The minutes of the extra-ordinary meeting of the 20th June 2023 having been previously circulated, were taken as read and signed by the Chairman.

39/24 Finance

- a) The Clerk said that there had been no meeting of the Finance Working Group.
- b) Orders for payment.

The Clerk presented a report (appended to the minutes) showing all payments and receipts for the 1st Quarter of 2023-24. He commented that he would be presenting this report at all subsequent meetings of the Parish Council and would also be publishing them on the Parish Council's website.

Resolved: Orders for Payments and Receipts for the 1st Quarter of 2023-24 were approved by the Parish Council

c) 1st Quarter 2023-24 Bank reconciliation.

The Clerk presented a report (appended to the minutes) showing the bank reconciliation for the 1st Quarter of 2023-24. This report would be published for each subsequent quarter and would also be publishing on the Parish Council's website.

Resolved: The 1st Quarter 2023-24 Bank reconciliation was approved by the Parish Council

40/24 To receive any reports from the following working groups.

a) Lengthsman.

Cllr Salmon said there was nothing to report so far. The Lengthsman was next due to visit on the 15th August.

b) Planning.

Cllr Findlay spoke about the Parish Priorities Statement. This is a planning document sent out by the SDNPA with a deadline to reply by the 31st October. It is hoped that this document will be completed in time for it to be approved by the time of the October meeting.

Cllr Hyland said that this document was only required by the SDNPA and it should have no impact upon the work done by everyone on the Parish Design Statement.

SDNP/23/02813/HOUS

2 Waterworks Cottages Wickham Road Swanmore Southampton Hampshire SO32 2QF

Construction of two storey extension to rear

Soberton Parish Council is happy for this application to be dealt with by the designated officer.

SDNP/23/01336/FUL Land at Mill Lane Mill Lane Swanmore Hampshire

Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and outdoor Menage 30m x 60m and widening of existing access from Mill.

Soberton Parish Council objects to this application. The Council notes that the Application is similar to an Application in 2021 but, although there have been some minor amendments, it does not overcome the fundamental concerns. These are as follows:

1. It is not in accordance with any aspect of SDNP Local Plan Policy SD24 on equestrian uses for the following reasons:

- (a) The scale of the proposal is significant in a quiet area of the parish alongside the Meon Valley Trail and near the River Meon.
- (b) The quality of the design is poor given the size of the stables, simple timber cladding and a corrugated roof. It does not reflect the nature of other buildings along Mill Lane.
- (c) No existing buildings are being reused.
- (d) The buildings and ménage are close to Mill Lane and the setting of the older buildings, and do not respect the proximity of the Meon Valley Trail.
- (e) There is very little infrastructure and Mill Lane itself is a narrow rural lane which is not suitable for the large feed and bedding transport that would be required.
- (f) There is minimal landscaping proposed.
- (g) The area already supports a number of independent equestrian facilities and therefore there will be a cumulative adverse impact on the surrounding biodiversity and River Meon.
- (h) Little information is provided on the land-based management. The Eco Services Actions report provides simple responses without any detail.

2. Reflecting the comments above, the development is a significant scale in a sensitive part of the Parish. The number of stables is excessive and the ménage constitutes a sizable area of alien development.

3. The stable building is near the Meon Valley Trail which is a major ecological and leisure facility for both local people and others in the region.

4. The provision of 8 stables and a ménage indicates that there could be significant equestrian use which would generate traffic movements on Mill Lane which is a quiet rural lane primarily serving the historic buildings along it.

5. No details are provided for the site access on Mill Lane which is a narrow and enclosed lane.

6. As noted above, there is minimal landscaping shown on the drawings and no assessment provided.

7. This area comes under the dark skies policy and therefore any lighting will be harmful.

In addition to the above objections the Council would highlight the following:

There are water mains easements across the Site. There is no indication of its location and the relevant water company should be consulted on the Application.

Given the size of the equestrian facilities and the sensitive ecosystem around the River Meon it is essential that a suitable horse waste management system is applied which is self-enforcing, as any enforcement is virtually impossible and unlikely to occur and only detailed 24/7 observations and monitoring by local people and other interested parties might result in any enforcement.

If SDNP are minded to approve the Application there should be a Condition requiring that any

use of the Site, apart from essential horse maintenance, should not be permitted during the hours of darkness in order to avoid light pollution in this sensitive location.

In conclusion, the proposal is; contrary to SDNP equestrian policy, a significant size in a sensitive location and given these circumstances minimal details and assessments have been provided.

(AMENDED PLANS 17.07.2023) Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and outdoor Menage 30m x 60m and widening of existing access from Mill.

Soberton Parish Council continues to object to this application and the re-submission of the documents which do not address our previous concerns, these are:

(1) Impact on the landscape, the proposed equestrian menage requires engineering works which will leave a permanent impact on the natural profile of landscape of the National Park.

(2) Impact on the amenity of those using the Meon Valley Trail (MVT) by the intensity of activities proposed on the site through equestrian uses, people, lights, vehicles, all generating noise in what should be the beginning of a tranquil experience of the National Park.

(3) Introduction of inappropriate traffic and intensification of the use of Mill Lane which currently has little to no traffic and is seen as a footpath/cycle path link to the MVT.

Other matters, which require careful consideration and special planning conditions;

(1) the size and nature of the facilities would appear to be excessive for 'personal' use and more aligned to a commercial livery stable yard.

(2) use of the site for parking of horse boxes, horse transporter lorries should be limited if not fully restricted for reasons of visual impact.

(3) the use of caravans or overnight accommodation to be totally avoided both in the construction/establishment stage and in perpetuity.

(4) the disposal of manure and position of the muck heap should be approved; we have concerns about the diffuse pollution into the Meon River. A stable yard of this size will create a large amount of manure with various other contamination from pharmaceuticals and cleaning products.

23/01586/FUL

Teasel Cottage 13 Hundred Acres Wickham Fareham Hampshire PO17 6JB

Proposed amalgamation of nos. 13 and 14 Hundred Acres to form one single residential dwelling, and associated extensions and alterations to the buildings.

Soberton Parish Council is happy for this application to be dealt with by the designated officer.

23/01546/HOU

Oak Tree Farm Church Road Newtown Fareham Hampshire PO17 6LJ

Demolish existing roof and replace with first floor ensuite extension to single dwelling.

Soberton Parish Council is happy for this application to be dealt with by the designated officer.

c) Asset Management.

Cllr Cleeve spoke about an initiative from Soberton United to apply for a grant from the Football Association in order to help fund the improvements to the recreation ground football pitch. The Clerk was asked to contact a representative of the football club in order to progress this and report back to the Parish Council.

41/24 The Soberton Parish Design Statement

Cllr Findlay said that the toolkit had now been circulated to the community and responses are awaited. The deadline for returns to be submitted is the end of August.

42/24 Standing Orders review

The Clerk said that there were no reports to receive and the review was still a work in progress.

43/24 The Soberton Parish Council website

Cllr Marland spoke about recent feedback on the design of the website. Cllr Marland said he hoped to launch the website before the autumn. The Clerk was asked to engage with the current provider so that a swift transfer of the domain name can be made.

44/24 Date of the next meeting

- Tuesday 19th September 2023 – Full Council meeting

There being no other business the meeting closed at 8.17pm