

## SOBERTON PARISH COUNCIL

Minutes of the meeting of Soberton Parish Council held on Tuesday 20<sup>th</sup> February 2024 at the Soberton Village Hall that commenced at 7.30pm.

**PRESENT:** Cllrs J Hyland (Chairman), D Cleeve, N Findlay, J Russell-Smith, D Salmon, J Sherwill, V Weston.

In attendance: B Gibbs, Clerk to the Parish Council with District Cllr Lee and one member of the public.

### **117/24 Apologies for absence**

Cllrs Cole (Maternity) , Buttriss, Henderson and Marland sent their apologies to the meeting. District Cllrs Pearson and Wallace and County Cllr Stallard also sent their apologies.

### **118/24 Disclosure of Interests**

No disclosures were made at this time.

### **119/24 Public Participation**

A parishioner spoke about the Meon Valley Trail (MVT). She said that she has been a resident of Soberton for the decade or so. She is a keen horse rider and has found that increased traffic within the village has made it more difficult to access the MVT as the nearest access points are at Bere Farm and at Cutts Arch.

She said that there is an initiative to look at the possibility of creating an access to the MVT at Selworth Lane. Hopefully, one that is suitable for those with limited mobility (wheel chairs and pushchairs) and equestrians. The present access is very steep and the other access points are some distance away.

A multi-user access ramp at Selworth Lane was first proposed by the Safe Riding and Driving Group over 20 years ago. Preliminary surveys were carried out at that time to ensure that a ramped access with a suitable gradient could be constructed up the easternmost embankment, on land belonging to Hampshire County Council.

The proposal put forward now is to make the MVT accessible to all non-motorised users as at present there is only a steep flight of steps up the westernmost embankment and this prevents universal access.

Cllr Hyland asked to Clerk to write to Hampshire County Council to ask the if a feasibility survey could be undertaken.

### **120/24 Planning**

**SDNP/24/00338/FUL** Land to The North East of 1 Waterworks Cottages Wickham Road Swanmore Hampshire: Proposed pair of semi-detached dwellings with vehicular access and off-road car parking.

The Parish Council supports the principle of redevelopment of this site. However, any development should be undertaken sensitively in this Conservation Area, avoid being too dense and in close consultation with the Conservation Officer.

We have significant concerns with regard to the site layout and particularly the parking arrangement. The access for the whole pumphouse site is close to a bend on the A32 which has a 50mph speed limit in this location, although local residents know that there are a significant number of speeding vehicles. The parking layout is not practical. There are nominally four spaces but these cannot be used independently. Their use would involve a lot of turning manoeuvres opposite and close to the Auction House parking and the A32 junction. This could result in queuing around the A32 junction, particularly at busy times, resulting in a dangerous situation. We note that to date there is no consultation response from HCC but would anticipate or hope that these points will be made by HCC.

Given the historic water nature of the site and drainage problems elsewhere in the Parish we would request a full drainage plan which should include Sewage and foul water discharge. Surface water mitigation including storage and treatment and details of run off during construction including the relevant pollution level.

**23/02205/FUL** Hundred Acres House Hundred Acres Road Wickham Fareham Hampshire PO17 6JD: Replacement Dwelling

Whilst Soberton Parish does not object to a replacement dwelling on the site it has concerns regarding the submitted design, it neither being of truly classical architectural style or reflecting the style of medium and large size traditional houses in the area which themselves reflect local character and materials.

If WCC were minded to grant consent we would seek conditions, which address the following:

- The building should be designed such that its visual impact and visibility is minimised in this rural setting.
- The design should represent the best features of the traditional medium and large size houses and buildings in the area.
- All materials should be of a high quality and reflect local character and materials.
- In line with the WCC ecology comments the 15m buffer to the ancient woodland edge must be respected by the proposals. The 15m buffer can be established by the arborists and should be shown on the site layout in order to check compliance.
- Given the lack of any Mains Drainage in the area there should be a full drainage plan, and the plan should include:
  - Sewage and foul water discharge.
  - Mitigation including storage, treatment and dispersal.
  - Surface water management.
  - Details of run-off during construction, including pollution levels.

Further to the above points the Parish Council would like to see a full drainage plan as our Parish is not on mains drainage, for collection and channelling of foul water (sewerage) and

surface water, for example as gutters, filter drains, etc. The drainage style needs to be suitable for the proposed surface, and the soil type of the site.

The plan should include: Sewage discharge: Suitable methods for sewage removal. Note: There are no obvious watercourses adjoining this property so a sewage treatment system would not be advisable.

The drainage systems: should include the movement of water including below ground pipes and channels are required to transport foul water/surface water from its initial location to its final destination.

Mitigation to include storage and treatment: Retaining surface water until a flood event or peak flow has passed, such that water can be managed until such time that the peak flow has passed. This also provides time for the surface water to be filtered, and can be achieved with items such as sediment basins, filter strips and swales.

There are no details with regard to run-off from construction of this site. The pollution levels of nutrients like phosphorus and nitrogen are likely to be increased by the construction of this replacement dwelling and in the future due to the size and capacity of the new replacement dwelling. Any increased run-off will impact the properties lower down the hillside.

SDNP/24/00367/DCOND Bere Farm Heath Road Soberton Hampshire SO32 3QH: Discharge of conditions 2 and 8 of planning application SDNP/20/01337/FUL

The proposed drainage plan shows field drains that do not connect to a water course. These proposals are not adequate, they do not address the problems which have been created by the earthwork's run-off, there is no established watercourse to take the accelerated run-off.

We request a comprehensive drainage proposal to be submitted to show mitigation to deal with water run-off from extreme rainfall events, including surface water attenuation where appropriate.

For your information today there is deep ponding alongside the Meon Valley Trail which includes sediment risking the health of adjacent trees and flooding of the bridleway.

The Parish Council feels that the planning conditions cannot be discharged without proper proposals to mitigate these issues.

The Parish Council requests this application is dealt with the SDNPA Planning Committee if the delegated officer is minded to approve the application.

SDNP/24/00487/LIS Soberton House School Hill Soberton Hampshire SO32 3PF: Replacement of badly corroded metal window in south elevation with new timber window to match as closely as possible to existing. Lining out of rooms where asbestos boards have been removed. Details of lining out boarding systems detailed within supporting documentation.

The Parish Council is happy for this application to be dealt with by the delegated officer.

SDNP/23/03800/HOUS Orchardfield High Street Soberton Hampshire SO32 3PN: (Amended) Alterations to existing loft conversion, first floor pitched dormer, ground floor doors, smooth render of face brickwork at rear and access steps to rear garden area.

The Parish Council is happy for this application to be dealt with by the delegated officer.

SDNP/24/00680/HOUS Box Cottage Station Road Soberton Hampshire SO32 3QU:New 1st floor extension.

The Parish Council is happy for this application to be dealt with by the delegated officer.

## **121/24                    The Soberton Parish Design Statement**

An update on progress was received. One of the main issues identified now was to do with the actual production of the draft document. Two quotes were requested with regard to the graphic design of the document.

The Chair said that he would contact a graphic designer who lives in the village whilst Cllr Sherwill also said that he would consider providing a quote for the piece of work.

## **122/24                    Minutes of the ordinary meeting held on the 16<sup>th</sup> January 2024**

**Resolved:** to approve the minutes of the ordinary meeting held on the 16<sup>th</sup> January 2024.

## **123/24                    Chairman's comments**

The Chairman made the following comments.

The Rev Andy Davis has been appointed as interim priest-in-charge of Swanmore, Soberton, Newtown and Hambledon, and the Meon Bridge Benefice. He'll be in charge of a team of clergy and lay people who will minister in those parishes.

Cllr Hyland and District Cllr Lee Andy attended a special service in St Barnabas Church in Swanmore, on February 19<sup>th</sup> where Andy was officially installed.

## **124/24                    Reports from County and District Councillors**

Cllr Lee spoke briefly the following topics.

The Hampshire and Isle of Wight Integrated Care Board's consultation on acute hospital services runs to the 17<sup>th</sup> March. Of concern locally are the proposals for NHS services for the Welborne development.

A petition for redefining the Wickham surgery's catchment boundary and limiting the surgery's intake from Welborne to the first phase of the development only is circulating with the aim of protecting the existing surgery in Wickham.

The hope is to redefine the Wickham surgery's catchment boundary to include only the first phase of the nearby Welborne development.

Cllr Lee also spoke about the upcoming review of Hampshire passenger transport services. A number of local routes in the Meon Valley are affected by these proposals

## 125/24 Finance

### a) Orders for payment.

Date	Supplier	Description	Amount
15/01/24	Ampfield Traffic Ltd	SID Deployment Dec 23	100.00
31/01/24	B.V.Gibbs	Salary January 24	767.30
07/02/24	B.V.Gibbs	Google December 23	66.00
07/02/24	B.V.Gibbs	Google January 24	66.00
07/02/24	Rookesbury Hall	Room Hire 16th Jan 24	17.00
07/02/24	Swanmore PC	ACSO January 24	209.09
07/02/24	Ampfield Traffic Ltd	SID Deployment Jan 24	200.00
29/02/24	PC Garden Contracts	Rec Ground maintenance	3775.00
29/02/24	Siam Landscapes	High Street bank cutting	360.00
29/02/24	B.V.Gibbs	Salary January 2024	767.30
29/02/24	HMRC	HMRC PAYE/NIC Month 9	76.90
		Total	6404.59

**Resolved:** to approve the Orders for Payment for January 2024.

### b) Budget/Precept 2024-25

It was agreed to differ this item until the next meeting of the Parish Council.

## 126/24 To receive any reports from the following working groups.

### a) Lengthsman.

The Lengthsman visited in early February. The Clerk confirmed that the scheme will continue into 2024-25 and beyond as a result of fresh funding being allocated for the next five financial years. He also confirmed that he was happy to carry on as the scheme administrator.

Cllr Salmon said that it was important that there is a designated councillor appointed to complete the worksheet in good time so that the contractor has a clear idea of what work is required.

### b) Asset management.

The Clerk spoke about the two recent grant applications. The Rural England Prosperity Fund administrator asked for clarification of the relationship between the Recreation Ground charity and the Parish Council especially with regard to ownership and control. On the other

hand, the Football Foundation stressed that any grant funding would only be made if there was football actually being played on the Recreation Ground.

The Clerk said that he was progressing the Land Registration process with the Parish Council's solicitors.

The following comments were made during the discussion.

- It may be necessary to incur expenditure in order to raise the standard of the playing surface.
- The fence around the pitch is a protection against badger incursion and not to prevent use by the public.
- There are a number of other pitches locally that offer better facilities who have received funding from the Football Foundation.
- There is a shortage of parking at the Recreation Ground.
- There may be a need to improve the facilities of the Pavilion.
- There are other options for the Recreation Ground other than for use as formal play area.

Cllr Cleeve volunteered to speak with representatives of Soberton United FC to ascertain their attitude towards returning to the Recreation Ground in order to play their home fixtures here.

c) Cllrs Sherwill and Weston spoke about matters concerning the communications group and asked that in future there should be an agenda item to cover this group.

### **127/24 To consider the creation of a Climate Action Working Group**

The Chair spoke about this item. A draft terms of reference document had been circulated between meetings and no adverse comments had been received.

**Resolved:** to create a Climate Action Working Group within the Parish Council.

At this point in time there would be no Parish Councillor appointed to the Groups there was a number of councillors who were absent from this meeting.

### **128/24 Highways and Rights of Ways in Soberton**

a) To receive a report about the Meon Valley Trail.

Following on from the representation in the public session it was agreed that progress on the provision of a new access point in Selworth Lane can only be achieved following a County Council report on the feasibility of this. The Clerk was asked to engage with the HCC Rights Of Way / Countryside access department.

Councillors asked that a minute be recorded saying that the current state of the trail locally is exceedingly poor. There are several areas where drainage is not happening and areas of the trail are being washed away or are collapsing at the sides of path.

b) To receive a report about future SID deployments in the village.

The Chair reported that the recent work by Cllr Henderson had clearly shown that there was an opportunity to position the SIDs on roads that are busy whilst at the same time removing SIDs where compliance is shown to be good.

Ampfield Traffic Ltd have served notice that they will be ending their agreement with the Parish Council at the end of March. The Clerk was asked to identify other Traffic management companies willing to take in this contract.

c) To receive any response from HCC with regard to Church Road speeding data.

The Chair reported that no reply had been received in response to the email sent about the recent analysis report of traffic data.

## **129/24                      Date of the next meeting**

- Tuesday 19<sup>th</sup> March 2024 – Full Council meeting

There being no other business the meeting closed at 8.49pm