

## **SOBERTON PARISH COUNCIL**

Minutes of the virtual meeting of Soberton Parish Council  
held on 21<sup>st</sup> April 2020

**PRESENT:** Mr J Hyland (Chairman) Mrs V Weston (Vice-Chairman), Mr T Collins,  
Mrs R Hicks, Mr R Stranks, Mrs J Masterman, Mrs W. Prangnell,  
Mr N Findlay, Mr D Salmon joined the meeting later

**In attendance:** Jenny Clarke – Clerk

### **48/20 APOLOGIES FOR ABSENCE**

Were received from: Mrs P Stallard, Mrs A Turner

### **49/20 PARISH COUNCIL'S CODE OF CONDUCT**

A copy of the Parish Council's Code of Conduct was previously circulated.  
Mrs W Prangnell reported her interest in Planning Application SDNP/20/01318/FUL.

### **50/20 MINUTES OF THE LAST MEETINGS HELD ON 9<sup>th</sup> AND 30<sup>th</sup> MARCH 2020**

The Minutes of the last two meetings, having been previously circulated, were taken as read and will be retrospectively signed by the Chairman.

### **51/20 PUBLIC PARTICIPATION**

There was no public participation

### **52/20 CHAIRMAN'S COMMENTS:**

<b>Coronavirus</b>	Mr J Hyland suggested that the Council may be able to hold their May meeting in Soberton Village Hall with Councillors adhering to the social distancing rules. We are receiving almost daily updates from the Community Group in the Parish, from Winchester County Council and from the Community First Programme.
<b>Auditors</b>	The Soberton Parish Council Risk Assessment supplied to the Internal Auditor has been accepted. The External Audit submission date has been pushed back to November and the Internal Audit two months before. The Parish Council submission will be presented to the September meeting of the Council.
<b>May 2020 Meeting</b>	Mr J Hyland emphasised the importance of this meeting at which the Council appoints various committees and looks at

JC

the structure of existing committees.  
The Council will also look at setting up small public consultation groups for different areas within the Parish which will help to make the Council more relevant.

Mr D Salmon joined the meeting.

<b>Chalk Pit</b>	<p>The Chalk Pit on Chalk Hill was discussed and Mr J Hyland brought members up-to-date with the history. The Chalk Pit has been rejected in the past as an area suitable for affordable housing due to its location. Historically there has been a right-of-way over the land which he now believes has expired. The Clerk to look into our legal position.</p> <p>Mr J Hyland asked Council members for ideas of how we can make the area more useful to the community.</p> <p>Mr N Findlay suggested that we ask the Community through the Parish Magazine.</p> <p>Mr N Findlay also to look to see if there is funding available from South Downs National Park Authority to fund any suitable projects.</p>	<p>JC</p> <p>ALL</p> <p>NF</p> <p>NF</p>
<b>Insurance Renewal</b>	<p>The contact name on the Insurance renewal has already been updated.</p> <p>The Clerk to check the address of the pavilion on the insurance renewal.</p>	<p>JC</p>
<b>Risk Assessment</b>	<p>Mr J Hyland suggested that a Soberton Parish Council sub-committee be set up at the May Council meeting to expand the Risk Assessment spreadsheet presented by Mrs V Weston at the last Council meeting on 30<sup>th</sup> March 2020.</p>	<p>VW</p>

## 53/20 PLANNING APPLICATIONS

See attached.

## 54/20 OPEN SPACES

<b>CPA</b>	The Children's Play Area is currently closed due to the Coronavirus pandemic.
<b>REC</b>	<p>Pavilion</p> <p>There is a water leak from the water heater. The water has been turned off to allow the area to dry before a plumber is employed once we</p>

	are past the coronavirus shutdown.	JC
	The Ground Contractor to be contacted for a date when the work on the REC can resume.	JC
<b>VDS</b>	The Village Design Statement is almost ready to be sent to Winchester for publication. The text has to be checked and photographs selected.	JC/JH
	The Flood Action Group Plan is to be referenced in the VDS as an appendix.	VW

**55/20 ST CLAIR'S MEADOW**

Report received from Mrs J Masterman.

**56/20 ROADS, TRANSPORT AND FOOTPATHS**

<b>Roads</b>	Church Road, Newtown - Flashing School signs. Mr J Hyland has asked Mr Hugh Pringle, who is a governor at Newtown Infants School if the school would be in favour of the new signs. The Council will look to different groups within the Parish for donations towards the £2,300 cost of supplying and installing the signs which would be a one-off payment.	JH
<b>Footpaths</b>	The Council has had reports of landowners putting up signs indicating that the footpaths are closed. Mr T Collins has written to the HCC Access Group for clarification but to date has not received a response. It is the responsibility of the landowners to ensure that the footpaths are marked correctly to ensure that walkers do not wander off the path. SDNP has allocated £35,000 to invest in improving the Meon Valley Trail. A lot of work has already been completed at Wickham Gap and Winchester Hill.	
<b>Transport</b>	The Community Bus has stopped running due to the Coronavirus pandemic.	

**57/20 FINANCE**

Proposed by Mrs J Masterman and seconded by Mrs V Weston  
 Clerk's salary, Clerk's expenses £97.78, Hilliers £3,288.60,  
 RP Gardening £1,600, Tudor Pest Control £50, Studio 6 £14.88,  
 Gemma Robison £29.37  
 Receipts: WCC £490, WCC £17,222

<b>Finance Update</b>	C/A	£58,010.37
	Less	£1,632.00 Lengthsmens Grant remaining
	Actual	£56,378.37

**58/20 VE DAY TREES**

The trees purchased by the Parish Council in respect of the VE Day celebrations are to be planted next week. Mr J Hyland to mark where the trees are to be planted.

JH

**59/20 FLOOD ACTION REPORT**

Mrs R Hick's FLAG report was received by the Council.

Mrs V Weston presented a very extensive Flood Action Group Plan set up by herself and Mrs R Hicks which the Parish Council agreed as a key working document.

It was agreed that the Flood Action Plan Group would build and maintain the spreadsheet which would remain in the ownership of the Parish Council.

VW/RH

Mrs V Weston proposed that the plan was attached to the VDS as an appendix.

VW

Mrs R Hicks would like the Winchester Planning Department and the South Downs National Park to refer to the plan when considering Planning Applications for the area.

RH

The Plan would also be used to highlight actions outstanding for the Parish Council.

**Ditches and Culverts** Mrs R Hicks would like to progress the dye testing through the ditches and culverts. Mr J Hyland asked that she checks with the Flood and Water Management Group and the Environment Agency to ensure that it is acceptable to take this action. This cannot be a random approach and householders affected should be approached.

RH

**60/20 REPORTS FROM DISTRICT COUNTY COUNCILLORS**

Cllr V Weston referred to the Winchester Connect Report as a basis for her verbal report. It was agreed that Mr R Stranks should make notes of events in the Parish as a consequence of the Coronavirus pandemix for inclusion in the Emergency Plan.

RB

Cllr F Pearson gave a verbal report.

A written report was received from Cllr P Stallard in her absence.

**61/20 CORRESPONDENCE**

No correspondence for consideration.

**62/20 ACTION LIST AND ITEMS FOR THE NEXT AGENDA**

Usual Items

**63/20 DATE OF NEXT MEETING**

Tuesday 19<sup>th</sup> May 2020 at 7.30pm. Venue to be confirmed

There being no other business the meeting closed at 8.45pm

## **20/00303/FUL**

Clamp Farm Lodge Hill Newtown PO17 6LG

Retrospective Addition of two gates to front boundary, addition of eight storage containers, two HGV parking spaces and triple garage

07 Apr 2020

A significant further development of this site, to introduce more buildings and the operation and storage of HGV's.

This site has already been developed to include Equestrian facilities and a Cattery.

The new access, and further development further detracts from the original use of this land/property.

The Parish Council objects to this application:

The site is located in 'Countryside' and has a public right of way to the South of the existing buildings and yard. The Parish Council feel that use of the land for HGV storage is not an appropriate countryside use and the increased activity, disturbance, noise and pollution will distract from the enjoyment of the local environment. The Parish Council also feel the HGV movements will dominate the local roads and lanes leading to destruction of the verges and banks by these large vehicles. The Parish Council is also very concerned about winter light pollution.

It is felt such a change of use would have a significant negative impact on the local area and this application should be dismissed.

## **20/00373/HOU**

Unit 7 And Portable Kitchen Selhurst Poultry Farm Heath Road Soberton Southampton Hampshire SO32 3AF.

Alterations to dwelling and new double bay open sided carport

Closing Date 09 Apr 2020

Further and significant development of the site, to include alterations to the converted dwelling and add a carport.

The Parish Council Objects to this application, based upon the following:

The site is a light industrial site with access via an unadopted single gravel track which is owned by the charity for the labouring poor, the Parish Council understands that the Charity has not consented for the access to be used for further development of the site.

We note the gravel access track runs between the Parish Councils Recreation Ground and its Children's Play area these proposals generate major child safety issues. The site has already been overdeveloped with the conversion of three industrial units into dwellings.

Before any further amendment to the dwellings and or additional buildings are added the developer needs to consider and demonstrate how:

- Traffic movements in and out of the site will be managed
- Waste and surface water will be managed
- Domestic waste will be removed from the site
- The safety of the children and parents using the play areas to the north and south of the access track will be managed

In addition to the above this type of off-street development, with no frontage onto an established and adopted road, is not in keeping with the village, as defined in the Soberton Village Design Statement.

## **20/00374/HOU**

Selhurst Poultry Farm Heath Road Soberton Southampton Hampshire SO32 3AF

South Elevation. Replace 16 single glazed windows with 7 double glazed casement windows, 1 dormer window and 2 velux windows.

North Elevation. Replace 14 single glazed windows with a single back glazed door and 5 double glazed windows and 2 dormer windows.

West Elevation. Replace double door with a bi-fold six panel glazed door, 1 casement window and 1 velux window

East Elevation. Replace double door with a new garage door, three casement windows and 1 velux window. A single front door with a canopy for weather protection with enclosed panels.

Exterior walls to be cladded with feather edged boarding on a brick plinth.

New fascia and soffits

Roof to be grey slate tiles with black rwps.

New brick chimney.

Closing Date: 09 Apr 2020

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## **20/00557/FUL**

Selhurst Poultry Farm Heath Road Soberton SO32 3AF

PROVISION OF 5 BUILDINGS FOR B8 PURPOSES AND 1 FOR B1 PURPOSES. REVISION TO PLANNING PERMISSIONS, 18/01530/FUL, 19/00389/FUL, 19/01904/FUL

Closing Date 24 Apr 2020

Further and significant development of the site. This application is to build 6 new buildings of similar size to the existing B8 buildings (which have been converted to dwellings)

This planning application does not have sufficient information for the Parish Council to make a sound, professional objection, as this will have an impact on the local community and to the new residents in the recently converted residential properties allowed in previous planning applications. This proposal is a major departure from the local plan and would have character changing impact on the local area.

However, the Parish Council Objects to this application, based upon the following:

- The proximity of the new industrial units of significant scale to the current residential properties
- There is no indication as to the type of use that the new units will be put to and the impact of traffic and employees accessing and leaving the site.
- The allocation of 11 parking spaces for the 6 units is excessive.

- Recent work on the drainage ditches on the site has resulted in a significant amount of surface water being removed from the site, which has impacted detrimentally on properties “downstream” where significant flooding has occurred.
- The absence of a Landscaping Plan is of concern.
- Access to the site is via an unadopted single gravel track which passes through the Villages recreation ground, thus compromising the safety of parents and children visiting the Recreation Ground and the Children’s Play Area.

**SDNP/01031/FUL**

Colway, Station Road, Soberton SO32 3QU

Discharge of condition 3 (Landscape), 4(Highways), 8(Highways), 9(Drainage), 10(Landscape), 19(Sustainable development) of approved planning permission SDNP/19/05001/FUL

Closing date: 27 Mar 2020

No Reason for the Parish Council to object.

**SDNP/01276/APNB**

Bere Farm, Heath Road, Soberton, Southampton Hampshire SO32 3QH

Proposed agricultural steel framed building

Closing date 17 Apr 2020

A large agricultural building built of blocks with timber cladding. The building is of a similar size and design to that of a building erected on a neighbouring plot, accessed via Mill Lane.

The plot is, we understand, owned by the same owner/developer as the neighbouring plot, which has been developed as an Agricultural plot, but then sold on for non-agricultural uses.

The building is proposed to be located hard against the Heath Road boundary, hence highly visible, and due to its size, it will impact on the, hitherto un-interrupted views of the National Park.

The Parish Council Objects to this application based upon:

- The size of the proposed building is not appropriate for the size of the plot.
- The building is proposed to be located hard against the Heath Road boundary, hence highly visible, and due to its size, it will impact on the, hitherto un-interrupted views of the National Park.

- This application requires a Landscape and Visual Impact Assessment

### **SDNP/01317/PRE**

West Barn, West Street, Soberton, Southampton, Hampshire SO32 3PL

Demolish existing triple garage and replace with triple oak framed garage.

Closing date: not shown

A pre application submission. For a straightforward replacement of an ageing dilapidated block, wood and brick building under an asbestos roof, with a similar sized modern timber framed building. The replacement building is of a similar size (3 bays) and will be erected in a similar location to the existing.

No Reason for the Parish Council to object.

### **SDNP/01318/FUL**

Colway, Station Road, Soberton SO32 3QU

Permission requested to construct a 9 metre by 5 metre agricultural building in the paddock adjoining the property, Colway, Station Road, Soberton. Hants SO32 3QU. The building will be used to store agricultural equipment used to maintain the paddock area and garden area of the above property (small tractor, mowing equipment, ride on mower etc). The building will also house a small workshop. The building will be constructed of wood with a metal flat roof, on a concrete base.

Closing Date: 23 April 2020

A wood framed and clad building for storage of agricultural equipment. It is 9m x 5m and is 2.5 m high. Sited away from road and 1m from the northern boundary. The building is in keeping with the requirements of the property.

No Reason for the Parish Council to object.

### **SDNP 20/01337/FUL**

Land at Bere Farm, Heath Road, Soberton SO32 3QH

Closing Date: 07 May 2020

Reinstatement of land at Bere Farm using imported soils, with reforestation of woodland and associated deer proof fencing.

This application is very similar to the previous application [ SDNP 19/060604/FUL] to site 6 Glamping units in the newly planted forest, which was withdrawn; this application seeks permission to re-landscape the site by importing topsoil and the planning of circa 2,500 trees. The application also includes the erection of deer fencing on the boundary of the new planted area.

No Reason for the Parish Council to object.

### **20/00739/FUL**

Lower Paddock, Bent Lane, Hambledon Hampshire

Closing Date: 05 May 2020

Change of use of land to use as residential caravan site for two gypsy/traveller families, each with two caravans including no more than one static caravan/mobile home, together with laying of hardstanding, construction of new access and erection of two ancillary amenity buildings.

This application is for change of use to allow the placement of caravans and supporting structures and access arrangements for “two gypsy/traveller families” to live on the site.

The Parish Council Objects to the application based upon:

- The absence of any allocated parking space for residents’ vehicles
- There are no details for the arrangements for waste storage and collection
- The site is on Bent Lane, a single track narrow country lane, unsuitable and unable to accommodate increased traffic loads.
- Access onto and from the site would be hazardous to existing road users and residents, given the narrow nature of the Lane.

### **20/00615/HOU**

Bent Farm House, Bent Lane, Hambledon, Waterlooville Hampshire PO7 4QP

Closing Date: 05 May 2020

Redesign ancillary building (former garage previously converted) with internal alterations and cladding to exterior (amended proposal)

This application seeks approval to modify an existing annex which has previously been converted from a double garage. The application does not change the size or footprint of the building, it simply modifies the existing structure improving the internal layout and the external aesthetics.

No Reason for the Parish Council to object.

