

Minutes of the Meeting of South Warnborough Parish Council
VIRTUAL
Monday 8th February 2021
Draft Minutes Subject to Confirmation

Present Cllr Lady Belinda Hall (Chair)
Cllr Chris Preston
Cllr Stephen Spreadborough
Cllr Ed Clark
Cllr Gavin McBride

County Councillor Jonathan Glen
District Cllr John Kennett
Mrs Elizabeth Ford (Clerk)
9 members of the public
Neil Osborn (DLP Planning Ltd)
Ben Pratt, Justin Kilduff and Digby Willoughby (Clearstone Energy)
Mike Fowler (Fowler Architecture and Planning)

1. Introduction

All attendees were welcomed to meeting. Representatives of planning applications 6 a) Neil Osborn (DLP Planning Ltd) and Ben Pratt, Justin Kilduff and Digby Willoughby (Clearstone Energy), and 6 b) Mike Fowler (Fowler Architecture and Planning) were introduced.

2. Apologies for absence

Apologies were received from District Councillors Ken Crookes and Chris Dorn who were both attending other meetings.

3. Declaration of interests

Cllr Spreadborough, as an immediate neighbour, declared a personal interest in item 6 c) and, as not a prejudicial interest, took part in the discussion and decision on the item.

4. Approval of minutes from the Parish Council meetings on Monday 11th January 2021

It was resolved to approve the minutes from the Parish Council meeting on Monday 11th January 2021.

5. Financial Reports – This item was deferred until the next meeting.

6. To consider the following planning applications:

It was resolved to consider item 6b) before item a)

b) Ref. 20/03071/FUL, Humbly Grove Alton Road South Warnborough Hook RG29 1RX.

Demolition of existing buildings and erection of a dwelling and detached garage with habitable accommodation at first floor. Associated access, parking, turning, landscaping and private amenity space.

Mike Fowler of Fowler Architecture and Planning introduced the application. Comments were received from several neighbouring residents of the application site. The application was then discussed and it was decided to carry out a site visit before determining the comment on the application.

a) Ref. 20/03185/FUL, Chosley Farm, Bidden Road, North Warnborough, Hook, Hampshire

RG29 1BW. Erection of a **Solar Photovoltaic Farm** with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works.

Neil Osborn (DLP Planning Ltd) introduced the application on behalf of the applicant Clearstone Energy.

The application would use capacity at Fleet substation to add electricity generated by solar power to the National Grid. At 49.9MW the scheme fell just short of the 50MW threshold for decision by the Secretary of State and Neil Osborn commented that such smaller schemes enabled local communities to have more input to the application process. County Councillor Jonathan Glen noted the number of applications for solar farms currently underway in the area and encouraged the Parish Council to liaise with neighbouring parishes and organisations. This was partly due to the cumulative impact of several solar farms together and also as there was concern that the solar farms would be replaced by housing when the temporary permission (40 years) lapsed (as it was understood that the sites would then be classified as brownfield). Resident objections to the application focused on the negative visual and landscape impacts of the proposals as well as ecological impacts and the loss of agricultural land. Clearstone Energy confirmed that there would be no overhead power lines with all cables underground. Secure fencing was necessary and would be erected inside the hedgelines. Ben Pratt of Clearstone Energy advised that the company was more than willing to design a scheme that had the least impact possible. Cllr John Kennett confirmed that each application would have to be considered separately. Neil Osborn confirmed that he would support a request by the Parish Council for an extension of the closing date for comment until mid March. Decision date on the application was currently 22nd April 2021. **It was resolved** to defer decision on the comment on the application until further information had been obtained. Cllr Glen left the meeting.

- c) **21/00123/HOU, 8 Hawthorn Cottages, Gaston Lane.** Erection of a single storey rear extension.
The application was discussed and it was resolved to submit the comment of no objection.
- d) **21/00060/HOU, 1 The Old Orchard, Nash Meadows.** Erection of new garden wall to boundary of site.
The application was discussed and it was decided to carry out a site visit before determining the comment on the application.
- e) **21/00020/HOU, Court Cottage, Lees Hill.** Replace existing wooden windows which are in poor condition with new wooden casement windows.
The application was discussed and it was resolved to submit the comment of no objection.
- f) **Two Planning Appeals REFS: 20/00059/REFUSE and MIMA/20/01783/OUT, Granary Court, Alton Road.** Former for Outline planning application for the construction 6 detached dwellings (following the demolition of existing building), all matters reserved for subsequent approval (highways,, design, scale and landscaping).
The planning appeals were discussed and it was resolved that the comments on the original planning applications still stood and would be re-submitted as the written representation on the appeals to the Planning Inspectorate.

7. **Update on other previous applications**

There had been no reply from Hampshire County Council or Hart District Council to the letter sent on 4th January 2021 requesting a meeting to review planning and other enforcement issues at the Lees Barns site.

Comments submitted since the last meeting:

21/00051/CA, Barn House Lees Hill. Willow (T1) - Cut back branches overhanging property to the boundary as branches are touching fabric of roof and shading building and garden. Field Maple (T2) - Tip lift x 6 low branches overhanging shed and Fig tree to alleviate shading. All cuts to BS3998 2010. Parish Council comment no objection. Status: Decided no objection.

Decisions had been made on the following planning applications:

20/02837/CA, Varndells Gaston Lane. Reduce 5 lime trees on the front boundary of the property by 2m in all dimensions, crown raise to 7m, crown thin each tree by 20%. Parish Council comment no objection. Status: Granted.

20/02747/LBC, Varndells Gaston Lane. Creation of a french drain to the North West and South West elevations, repairs to the structural timber frame on the North West elevation, repair to brickwork on the North West elevation, creation of two soakaways and thatch repairs to the ridge. Parish Council comment no objection. Status: Granted.

20/02632/EIA, Ford Farm Ford Lane Upton Grey. N.B. development site located to the north of Long Sutton village, Parish of Long Sutton. **Request for screening opinion** for a proposed ground mounted solar farm with associated ancillary works and buildings (up to 105.11 hectares). Parish Council comment to request detailed evaluation landscape and habitat impacts and to include routing of transmission cables as part of the site application. Status: Decision made that EIA required.

20/02929/FUL, Swaines Hill Manor, Swaines Hill. Demolition of 4 no. Agricultural Buildings. Erection of 1 no. dwelling with ancillary accommodation with access, parking and landscaping. Parish Council comment no objection. Status: Withdrawn

20/03187/CA, Chancery House, Alton Road. Removal of a large Conifer tree which has outgrown the location it was planted in. Parish Council comment no objection. Status: Decided, no objection.

JUTA/19/01949/HOU and JUTA/19/01950/LBC, Lees Cottage, Lees Hill. Planning Appeal for refusal of: two storey rear extension etc. Parish Council comment no objection. Status: Appeal dismissed.

The following applications were still awaiting decision:

20/03124/FUL, Land At Tile Barn Farm, Lees Hill. (New application) Erection of a general purpose farm building following demolition of existing barn and widening and realignment of vehicle access. Parish Council comment to object. Status: Ongoing

Hampshire County Council planning application ref. 33619/007. Development of an Energy Recovery Facility and Associated Infrastructure at Alton MRF, A31, Alton GU34 4JD. **Further information** has been provided. Parish Council comment to object. **Closing date for further comment 15th February 2021.**

See EIA tab dated 14 December 2020 on

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21197>

21/00013/CA, Holm Place, Lees Hill. Beech tree in South West corner of property - Crown reduction by 2.5m. Parish Council comment no objection. Status: Ongoing.

20/02030/LDC, Hazelfield Lodge, Alton Road. Use of Hazelfield Lodge as a self contained flat. Parish Council comment no objection. Status: Ongoing

20/02073/FUL, Ford Farm, Ford Lane, Upton Grey. Erection of storage and office building for use by PHL Limited etc, Parish Council comment no objection. Status: ongoing

8. **Update from County Councillor** – As well as input to the discussion of item 6 a) Cllr Glen had provided a written report which has been included as Appendix A.

9. **Update from District Councillor**

Cllr Kennett noted that an EIA had been requested by Hart for the Ford Farm solar farm proposal following responses from various parties including the Ministry of Defence. Hart District Council was now expected to finalise its budget in February with a deficit to be made up from reserves. As the Hart DC reserves were limited it was expected that significant cost cutting would be required next year. Hart was a Collection Authority and only retained 10% of the Council Tax it collected. It was forecast that Hart DC would be increasing its share of the 2021/22 Council Tax by £5 per Band D property. A group of local councillors, Hampshire County Council and the CPRE was putting forward a proposal to create a North Downs Area of Outstanding Natural Beauty. The Parish Council would be consulted in due course and the new AONB would be from the north of Alton, across to Long Sutton and Odiham and then westwards.

10. **Preparation of next stage of virtual meetings with contractors for improvements to playground equipment.**

A virtual pre-meeting of Councillors and the Clerk would be held at 5.30pm on Wednesday 10th February to review the agreed brief for the playground improvements before the three meetings with contractors on Thursday 11th, Tuesday 16th and Thursday 18th February.

11. Update on discussions to improve parking and access at Ridley's Piece.

A virtual meeting had been held on Tuesday 2nd February with Hart District Council and Vivid to discuss the problems of parking and access at Ridley's Piece. It was considered to have been a useful meeting with all parties tasked with gathering further information for review at a follow up meeting on Thursday 25th February (meeting date later changed to Wednesday 24th February).

12. Questions and answers from the floor

Cllr Clark reported than an email had been received noting that the higher intensity of use of the SWAGA by the personal trainer would increase the wear and tear on the court. This would be discussed at the next meeting.

Cllr Spreadborough noted the re-surfacing of the whole RAF Odiham runway and the upgrading of the hangers and lighting.

Arrangements for the emptying of the waste bins at the recreation ground were discussed.

13. To confirm date and location of next meeting.

The next meeting would on Monday the 15th March at 7.30pm and would be a Zoom virtual meeting.

The meeting finished at 9.55 pm.

Signed Chairman _____ Date _____

Parish Clerk Elizabeth Ford

COMING SOON TO A ROAD NEAR YOU...CARRIAGEWAY REPAIRS ARRIVE IN HOOK

As part of the annual programme of works being undertaken by Operation Resilience, Hampshire County Council will shortly be undertaking carriageway surface repairs in localised areas along Rectory Road from Station Road to end of road (cul-de-sac estate). This is in preparation for a proposed surface treatment, which if undertaken, will be carried out during 2021. Residents will receive separate notification for this work.

The repairs are currently programmed to start on 1st February 2021 and are expected to last for up to 2 days, during which time the road will be closed to through traffic from approximately 09:00 to 16:30hrs. The road will be open outside of these hours. For more information - <https://one.network/?tm=GB118483723>

As you might have noticed, inclement weather is becoming more of an issue and works programmes are more susceptible to change. Whilst there is an allowance within the time periods shown above for delays, there may be times when we have to postpone works at very short notice; based on the latest weather forecasts, this can occur just prior to works commencing. We will always look to provide up to date information wherever we can, but sometimes these last minute decisions can be difficult to relay to the travelling public in a timely manner.

Due to the current COVID-19 situation, works will be carried out ensuring safe working practices, and social distancing between site operatives and members of the public are maintained at all times. The appropriate traffic management will be in place to prevent any interaction.

In order to help us to complete the work as quickly as possible, NO vehicles should be remain on the road whilst the work is underway. **Please be aware any vehicles left parked on the road that prevent the works taking place face the risk of being removed.**

For your safety and that of our workforce, we are unable to guarantee vehicular access to and from your property during working hours. Should you need to make an essential journey during the periods of closure, please contact a member of the workforce in advance and they will be able to advise if they can accommodate your request. Pedestrian access will be available at all times.

In order to avoid potential injury or damage, please do not walk across the carriageway during the works unless directed by a member of the workforce.

Thank you for your co-operation and if you need more information regarding these works, you can using any of the following options:

WEB - <https://one.network/?tm=GB118483723> EMAIL - roads@hants.gov.uk CALL - 0300 555 1388

In in the meantime, the day-to-day administration of the County Council continues at full pace, with all meetings and decision days taking place on-line.

Positive action includes the authorization of several programmes designed to help Hampshire residents cope with the fallout from the extended lockdown..

[Supporting Hampshire's vulnerable children and families during this February Half Term](#)

Hampshire County Council has confirmed that vulnerable children and those eligible for Free School Meals should not go hungry during the February Half Term as funding has been provided for food vouchers for families.

[Help for people whose income has been affected by COVID-19](#)

Families and individuals struggling to cope financially, due to the impact of the COVID-19 pandemic and lockdowns, are being reminded that help to pay for food and energy, as well as essential items, is available from the County Council's connect4communities programme via the Citizens Advice Service and local community groups across Hampshire.

[Walking and cycling towards a greener future for Hampshire](#)

Hampshire County Council is securing its commitment to a healthier and greener future by providing more walking and cycling projects across the county.

Any queries on these or any other county council matters please contact Jonathan on jonathan.glen@hants.gov.uk.