Minutes of the Meeting of
South Warnborough Parish Council
The Ridley Hall, Lees Hill, South Warnborough
Monday 10 March 2025

Present: Cllrs Saquib Ramday (SMR)(Chairman), Gavin McBride (GM)(Vice Chair) & Patricia Forsyth (PF)
In Attendance: Susan Richardson (Clerk & RFO), HCC Cllr Glen (Part), HDC Cllr Dorn (Part) & 11 members of the public.

50/24 APOLOGIES were received from HDC Cllr Stephen Highley,

51/24 DECLARATIONS OF INTEREST AND APPLICATION FOR DISPENSATION UNDER s33 OF THE LOCALISM ACT 2011 - None declared.

52/24 PUBLIC SESSION

HCC Cllr Jonathan Glen confirmed that (i) County is working with other authorities compiling its Local Government Reorganisation (LGR) - Interim Plan which requires submission to Government by 21 March 2025. (ii) HCC are facing a budget shortall of some £97.6m in 2025/26 and are currently reviewing the services it provides.

Members of the Public in attendance were interested in; (i) Content of the 'Big Reveal' meeting. (ii) Process following the Appeal Dismission of Granary Barns. (iii) Ridleys Piece.

HDC Cllr Stephen Highley provided a written report; (a) Ridley's Piece - SH has been in contact with Vivid Homes, and it appears everything is on plan timings wise. Feb-March/April – New designs & consultation with interested parties. Amend scheme in readiness for submission. April/May – New application submitted. Vivid sent a letter to residents on 27 February with a link to a survey to work out whether residents would prefer consultation by mail or in person. Residents are encouraged to engage in the survey so that Vivid remain committed to progress the project due to residents' need. GM confirmed that he would draft a letter to residents highlighting ways to engage and reiterating the importance of doing so. A Ridleys Piece resident, present at the meeting, will provide him with a copy of the 27 February letter to residents. (b) Multi-Agency Flood Forum - Cllrs Dorn & Highley remain engaged in finding a suitable Chair for the newly formed Multi-Agency Flood Forum.

HDC Cllr Chris Dorn advised that (i) the Overview & Scrutiny Committee are due to pass comments to Cabinet on the proposed Interim Local Government Reorganisation submission letter on 18 March. (ii) Following a review of the Hart Local Plan 2032 the HDC Cabinet agreed that the Planning Policy & Economic Development team should commence preparatory work on a new Local Plan. This work will continue despite the Local Government Reorganisation with a timetable due to be announced in March.

HCC Cllr Glen and HDC Cllr Dorn left the meeting at this point.

53/24 BUSINESS AND ADMINISTRATION

(i) Minutes from the Parish Council Meeting held on 13 January 2025 were APPROVED. Proposed by PF, Seconded by GM.

(ii) Task List - Councillors & Clerk presented verbal updates on their areas of responsibilities.

(iii) Community Traffic Management Working Group Report - The working group held a meeting with HCC Cllr Jonathan Glen before tonight's PC meeting to discuss their planned proposal which has taken into account HCC's criteria, for the implementation of 20MPH zone, and public feedback during the recent village wide Traffic Management Survey.

(iv) Traffic Management 'Big Reveal' Refreshments - No refreshment budget required.

(v) Annual Parish Assembly scheduled for the 12th of May 2024 from 6.30 p.m. has been widely advertised. A budget of £80.00 from the Chairman's Allowance for refreshments was APPROVED.

(vi) Removal of the Electricity Supply at the SWAGA – It was AGREED to de-energise the electricity supply at the MUGA as the standing charges are an unnecessary expense. The cost of de-energising is £79.00 plus V.A.T. Should electricity be required in the future the supply can be re-energised for a similar cost.

54/24 FINANCES

To Review & Approve;

(i) Eibe Quotation 60133287 - Following failure of the second 'rocking horse' at the playground it was AGREED to purchase a 'little beetle spring rocker' at a cost of £572.40 pus V.A.T. which can be fitted at the same time as other playground works.

(ii) Bank Reconciliation to 31st January 2025 was reviewed and APPROVED. GM signed the corresponding bank statements to confirm accurate reconciliation.

	£
Lloyds Bank Treasurer Account	52,933.86
Lloyds Bank SWAGA Account	2.08
NS&I Savings Account	6,266.77

(iv) Payments listed below;

Wild View Camera	Fly Tipping Camera and Ancillary Equipment	1301.48
Clearway Sport	Netball Court Marking	540.00
Mark Hazell	Supply and Installation of post at burial ground	120.00
Larkstel Limited	January bin collection at SWAGA	62.40
Larkstel Limited	February bin collection at SWAGA	62.40
Larkstel Limited	December bin collection (shortfall)	12.40
Grass & Grounds	Ground Maintenance	1416.00

55/24 PLANNING

To Review current planning applications, to note PC comments;

(i) **24/02418/LBC South Warnborough Lodge, Lees Hill** for installation of an ensuite shower room. It was AGREED to offer no PC comment on this planning application.

(ii) **25/00062/HOU Lees Cottage, Lees Hill** for erection of a 1.2m high post and rail fencing, one 1.2m wide gate for pedestrian access, two 4.8, wide gates for vehicular access and removal of existing metal railing. It was AGREED to submit the following comment;
SWPC notes the proposed planning application 25/00062/HOU at Lees Cottage is a re-application from 2010. Whilst welcoming the new fencing to remove deteriorated old metal fencing, and supporting the application, SWPC would like to request; (1) the fencing along the boundary of the property allows for walkers to move out of the way of cars on the highway, as this stretch of the road has a blind corner, and pedestrians have no choice but to walk on the road; (2) the gates are set back to allow cars to pull off the road fully and not block traffic when awaiting the gates to open; and (3) the fencing remains unpainted to preserve the rural character of the site which is in a conservation area and a listed property.

(iii) **25/00178/LBC The Old Parsonage, Lees Hill** for erection of a single storey side/rear extension following demolition of existing utility extension. It was AGREED to offer no comment on this planning application. The applicant is working with HDC and the Conservation Officer.

(iii) **25/00355/FUL Ivy Cottage, Lees Hill** for erection of a two-storey single two-bedroom dwelling in the vegetable garden area. Councillors asked for more time to arrange a site visit before commenting on this planning application. **Post Meeting Note:** Following a site visit by the PC Cllrs the following objection was uploaded to the HDC planning portal;
South Warnborough Parish Council objects to this planning application for the following ten reasons. ***Impact*** *- This one development will negatively impact nine neighbouring properties. The full proposal as shown by the utilities plan will also increase the number of cars using a single-track lane by 30%. (+3 cars vs the existing 10).* ***Access*** *-We do not believe there is enough space on this plot to accommodate: – the house, the proposed four parking bays and movement of cars, the septic tank - and access for a septic tank lorry.* ***Safety*** *- Surrounded by many neighbours and with access only via a narrow single-*

track lane, we would like to know that there is enough room for a fire engine to access, work and manoeuvre out again in case of emergency. ***Visual impact*** *- A minimum of 20 meters is recommended between facing habitable room windows on neighbouring properties. At 16m, this development will be 25% closer than recommended. At a height of 22ft, this new development will also appear 60% taller than the existing and covenant protected screening hedge at 14ft.* ***Loss of Amenity -*** *As the Sun Shadow diagram shows the now South Facing Nash Meadows property will lose this considerable benefit and in effect become North Facing – with little to no sunlight, they will be colder, darker and less able to sustain plant growth.* ***Loss of privacy #1*** *- The rear of the proposed development includes 4 windows. These will look straight into the properties and gardens of the neighbours in Nash Meadows removing privacy.* ***Loss of privacy #2*** *- As the front of the property includes 6 windows and has a higher elevation than the neighbouring properties on Lees Hill, these will all suffer from a significant loss of privacy.* ***Loss of privacy #3*** *- As the staircase and door to the second-floor rooms above the garage are to be moved to the rear and will be above hedge height, this will enable very clear sightlines into a number of Nash Meadow properties and gardens. This also has the potential to increase noise pollution for neighbours, if the rooms are used as bedrooms / office space and the door is left open.* ***Sewage provision*** *- There seem to be no adequate details of the sewage treatment and drainage provision. This is problematic as it could be needed to serve four bedrooms if you consider the two buildings. Plus there is also discharge potential and mitigation strategies to consider for neighbouring properties.* ***Loss of biodiversity*** *- The property is to be built so close to the hedge that it is very likely to die, reducing biodiversity and causing further privacy issues. Part of the hedge is under covenant and must be maintained at a certain height. This does not seem achievable. Planning applications for new developments must now also demonstrate a 10% net biodiversity gain. We see no evidence or room for this.* ***In conclusion*** *- We believe this is a significant over development of the land and we object to this planning proposal. The overall design statement isn't sympathetic to the space at the site and its setting amongst close neighbours. Please also note, planning permission for the double-garage with living space above (23/02020/HOU) was granted by District Council to the extent it was part of and serving the needs of residents of Ivy Cottage – not as part of a separate home as proposed in this planning application."*

56/24 ANY OTHER BUSINESS *(Information Only)*

(a) **Appeal Ref: APP/N1730/C/23/3329483 Granary Court, Alton Road** has been unsuccessful, and the Planning Inspector has upheld the enforcement notice with a variation. The requirements of the Appeal Notice are; (i) Remove the hard surfaced area created to form a vehicular access. (ii) Regrade the bank to its profile prior to the engineering operation being carried out and restock the hedgerow comprising of mixed native species. The hedgerow planting shall comprise feathered whips with a minimum height of 40-60cms planted in a staggered double row pattern with a 300mm offset between plants and 400mm gap between rows with a minimum of 5 whips per linear metre. (iii) The period of compliance with the requirement is 3 months from the date of this notice i.e. 20th May 2025. The PC and HDC Cllr Highley have been in contact with HDC Enforcement who have confirmed that a site visit is scheduled for 21st May 2025 to inspect the work set out in the Appeal Notice.

(b) **Dates for the Diary**;
Traffic Management Meeting - Thursday, 27 March 2025 from 7.00 p.m. in The Ridley Hall.
Annual Parish Meeting - Monday, 12th May 2025 from 7.30 p.m.
HCC Devolution - Public Consultation ends 13 April (see PC website for links)

57/24 DATE OF THE NEXT MEETING - Monday 12th May 2025 Annual Parish Assembly at 6.30 p.m. followed by the Annual Parish Meeting from 7.30 p.m. both meetings will be held at The Ridley Hall, Lees Hill.

The meeting closed at 9.10