

Chilworth Parish Council Meeting

Minutes of the meeting of Chilworth Parish Council held in The Chilworth Village Hall
on Thursday 2nd October 2025

Present: Chairman Chris Patey (CP), Malcolm Henley (MH), Ian Rankine (IR), Harj Bhakar (HB), Borough Cllr Phil Bundy (PB), Leader of HCC Nick Adams-King (NAK), Clerk Miss Donna Jones (DJ).

1) Apologies, Declarations of Interest

- a. Apologies: Colin Richards, Malcolm Goddard, Ed Ravenhill, Mindo Virk, Borough Cllr Terese Swain, Borough Cllr Karen Dunleavy
- b. declarations of interest: MH & CP with Planning applications

2) Open Forum

No one attended

3) Hampshire County Councillors Report

A report was circulated prior to the meeting.

Devolution going well. All lined up for Mayor elections.

15th Oct Surrey will release their devolution plan.

M27 to close over Christmas and New Year junctions 9-11 towards Fareham for the new pre-constructed underpass.

Flags up along roads- being left up unless they create a hazard or distraction to motorists.

HCC need £136m to run effectively. Have saved £34m already by looking at different ways of working.

4) Borough Councillor Report

Local plan- 1800 replies - officers are going through them

5) Approval of Minutes of the last meeting

Approved

6) Matters Arising not covered by the Agenda

Playground update- Deposit invoice received which needs paying then work to start early December with remainder of payment after 8th Jan 2026. CPC voted last month to go ahead as the supplier answered any queries with responses circulated to members.

7) Planning-HB

A report was circulated prior to the meeting. A list of all the planning applications received this month is in the appendix to these minutes. The reports/comments made were forwarded to the Planning Services Department of TVBC.

MH left the room while CPC discussed Pine Lodge.

CP left the room while CPC discussed Land next to 4 Chilworth Close

High Pines TPO- MH to take a look at.

8) Parish Projects

AFMG- CP & IR met with Gardening Club rep. Compost bins now in place. Fraser had quoted £1200 for tree down to be made safe IR proposed to go ahead, MH seconded.

SIDs- Ideal location for siting being investigated. PB contacted HCC to get their approval of locations along Chilworth Road. MH to try and get them installed this month.

20mph limits- Application to reduce speeds completed and money paid. Birch Road mean speeds recorded at 34mph, Old Village 26mph. May require build outs for Birch Road to reduce the speed.

Grants- awaiting confirmation of how much CPC may receive from grant applications already completed. SSEN confirmed £5k and should have already been paid towards net zero for Hall. Continuing to apply for grants for adult play equipment replacement.

Hall regeneration project- CPC need to approve the next phase. Deposit invoice received. Proposed by IR to go ahead, Seconded by HB.

Sponsorship notice board- need to start contacting companies for sponsorship for the play area and adult sports equipment replacement and display somewhere on Village Green. State that sponsorship will be for 3-5 years.

9) Correspondence-DJ

Woodside road repairs- MG to find contract of CPC owning Road to send to residents.

Website administrators- Suggest CPC move email addressed over to .gov.uk. They will do all the changes for £95. HB to discuss with MG and web designer. CP reminded all that we are required to comply with the auditor's request for all parish members to have a parish council email address.

Email from SCC asking for land sites for planning- CPC replied explaining we are under TVBC not SCC- no response.

10) Finance- DJ

Bank statements: DJ presented statements as of 24 Sept 2025.

Payments: it was agreed and approved to make the following payments:

Clerks salary (minus pension contribution of £24.98)	£429.19
LGPS (Total of Clerks and PC's contributions)	£122.17
Gallagher (Insurance)	£1,222.26
BDO Ltd (Auditors)	£378
Stone Osmond	£108
Enjoy Play (deposit playground)	£32,653.50
Data Protection	£52
Empower (Deposit)	£2250

11) Any Other Business and date of next meeting

Dates for 2026 meetings agreed. January 2026 will be 8th not 1st.

Motorbikes chased by police last month in the woods- one arrested

Unauthorised encampment- Moved from Science Park to outside the Church. Has been served with a section 77 order to move.

Unnamed Tommy- Received undamaged and will be sited this month

Cycle path from pub to Science Park - been cleared by HCC

Date of Next meeting –6th November 2025

Chilworth Parish Council

Appendix A

Item No.7 of the meeting held on: 2nd Oct 2025

25/02219/FULLS Pine Lodge, Chilworth Tower, Chilworth Drove **Objection**

The proposed development introduces a separate residential dwelling by subdividing an existing plot in a location considered to have special character (Policy E2). Contrary to Policy COM2. It raises concerns over noise, traffic, and amenity impacts in violation of Policy LHW4, and may harm the local landscape character (Policy E2). The scale and nature of the development are not in keeping with the surrounding built environment (Policy E1).

Furthermore, the application raises several concerns about how the proposed application addresses the following issues.

Lack of Water Management: The proposed dwelling does not include adequate provisions for water management. The application references a connection to the foul sewer, mains water supply, and a soakaway system, which does not exist.

Land Ownership: The entrance to the site is not owned by Pine Lodge and will pose a legal challenge to gain access.

Access Rights: There is no agreed-upon or legal access to the proposed development site.

Restrictive Covenant: The original covenant on the land prohibits any further development for residential dwellings.

Right of way: The access drive for the proposed dwelling is not in place and would pose a right-of-way issue with neighbouring property.

25/02280/FULLS Land Adjacent 4 Chilworth Close, Chilworth, **Objection**

The proposed development introduces a new residential unit by subdividing an existing garden plot, which may constitute over-intensification and is potentially inappropriate under (Policy COM2) and (Policy E2). It raises concerns about the loss of green space, increased traffic and parking pressure on a narrow residential road, harm to the character and appearance of the area as outlined in (Policy E1), and adverse impacts on neighbouring amenities, including privacy and noise, contrary to (Policy LHW4).

Furthermore, the biodiversity mitigation measures provided in the submitted BNG Statement are considered insufficient.

Tree work applications: Report submitted by Malcolm Henley on behalf of Chilworth Parish Council:

25/02114/TPOS High Pines, Heatherlands Road

25/02195/TPOS Chilworth Golf Centre, Chilworth Old Village

