

Boldre Parish Council (BPC) - Meeting held on 9th October 2017

Present: Alison Bolton James Eden Oliver Moore Peter Lock
 Patrick Kempe Roger Bell Pamela Keene
 Lester Mortimer Jacqui England Michael White

Before items on the meeting agenda were discussed two Planning Applications were debated:

- Mr Nick Olney spoke against **17/00738** – The use of land for recreational horse keeping at 2 Walhampton Cottages, Walhampton, Lymington, SO41 5RE.
- Mr Teddy Powell then spoke in favour of his application **17/00784** – Conversion of a barn into a residential dwelling at Battramsley Farm, Boldre, SO41 8NG.

The recommendations of BPC for these and five other applications to the New Forest National Park Authority are shown at the bottom of these minutes.

Meeting minutes

			ACTION
1	Apologies for Absence	Apologies received from Cllrs Wise and Grainger. Cllr Eden also apologised that he would arrive late for the meeting.	
2	Declarations of Interest	None	
3	Minutes of the last meetings	The minutes of the meeting held on 11 September 2017 were approved by Council and signed by Cllr Moore.	
4	Matters Arising		
	15.7 (10 th Apr 2017)	<u>Post Box near William Gilpin School</u> No further response yet received from Royal Mail Royal Mail Complaints References are: 170523-000758 170612-001094 171008-000195	Clerk
	13.4 (8 th May 2017)	Groundsman to use BWMH socket for his <u>Jig Saw</u> to improve the climbing frame (Play Area).	Done
	11.10 (10 th July 2017) Footpath 33 Access from Church Lane	Email received from Helen Barber (5th October 2017) Senior Countryside Access Ranger- South - Hampshire County Council “I understand from Natalie [Hands] that the [BPC] project application to improve the route here is no longer going forwards. With regards to the work we can add improvement works to our project list for the steps, but currently cannot give a timescale for this. Of course the addition of the handrail recently has improved access over that which existed previous. Over the years the area here by the road bridge has been built up and bag work added, and the footpath has suffered as a result.” “With regards to the section which is wet [just below] and the water has run off onto the path, we would need to work with the landowner here who has riparian responsibility to ensure the same thing does not happen again. Adding the handrail to the lower side of the ‘landslip’ will be a measure we will take in the interim.”	Hampshire Countryside Service

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	4.2 (14 th Aug 2017) Charge card	Papers are now ready for discussion at the Budget meeting on 10 th November 2017	Finance sub-group
	5.7 (14 th Aug 2017) Burnt House Lane Overhanging trees	Tree problems reported by Mr Charles Hubberstey have been raised with Hants Highways Initial Ref: 7030935 New HantsCC Ref: 21306436 Now shown as work required on the Hampshire website. No progress when checked on Wednesday 4 October 2017	Hampshire Highways
	5.8 (14 th Aug 2017)	Church Lane bridge - <i>Adjacent to Footpath 33 access</i> Post and rail work promised by Hampshire Highways. No progress when checked on Wednesday 4 October 2017	Hampshire Highways
	8.1 (14 th Aug 2017) NFDC Traffic Management	The necessary forms have been completed and delivered by Cllr Wise and the three requests we have submitted will be considered with those from other parishes for inclusion in next year's programme at a special Traffic Management meeting to be held by NFDC on 31st October.	
	8.3 (14 th Aug 2017) Shallows lane	Further email sent to Alistair Macadam last week. No response to emails sent in September and October. Cllr White asked for copies of these emails	Clerk
	9.1 (14 th Aug 2017) Large Slide	Signs advising slide only suitable for larger children. Awaiting response from Proludic H&S advisor	Proludic
	9.3 (14 th Aug 2017) Dog Mess Recreation Ground	Cllr Bell has received the following reply from NFDC: "Further to your enquiry regarding Pilley Recreation ground I am afraid that in accordance with the New Forest Dog Fouling Order 1998, which comes under the dogs (fouling of land) act 1996, I am unable to take any enforcement action in that area." "If there are lamp posts in the vicinity, I can erect dog fouling signs but, as stated, of course I would not be able to issue fixed penalty notices as stated on the signs. However, the presence of these signs does act as a deterrent, make dog owners more aware and hopefully decrease the instances of fouling." "I am sorry that I am unable to assist further in this matter but please let me know if you would like me to explore the possibility and implementation of the signage erection." Kind Regards Rachel Stenlake, Dog Warden, New Forest District Council	
	9.6 (14 th Aug 2017) Parish Guide	WORD version found on Laptop. Given to Cllr Grainger. Potential update in mind.	

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5	Planning		
	BPC Planning recommendations	<p>17/00733 - Mundens, 7 Tanners Lane, East End - Comment 5 (Proposed by Cllr England, seconded by Cllr Mortimer)</p> <p>17/00738 - 2 Walhampton Cottages Comment 2- Refusal recommended (Proposed by Cllr Moore, seconded by Cllr England) The land in question is part of a sub-divided area that is considered too small for the intended recreational horse keeping, particularly as the land is damp, with a history of flooding.</p> <p>17/00759 – The Apple House, Boldre Grange - Comment 5 (Proposed by Cllr England, seconded by Cllr Mortimer)</p> <p>17/00775 – Fryers, Norley Wood – Comment 5 (Proposed by Cllr England, seconded by Cllr Mortimer)</p> <p>17/00784 - Batramsley Farm, Boldre Comment 3- permission recommended (Proposed by Cllr England, seconded by Cllr Bell) In this specific case, setting no precedent, Boldre Parish Council recommends that the National Planning Policy Framework guidance should be considered in precedence to the New Forest National Park Authority (NFNPA) guidance.</p> <p>17/00793 & 17/00794 – The Walhampton Arms - Comment 5 (Proposed by Cllr Bell, seconded by Cllr Moore)</p> <p>The full agreed recommendations to the NFNPA are attached at the bottom of these minutes to be sent to Development Control.</p>	Clerk
6	County Council		
6.1	Councillor's Report	<p>Cllr White concentrated on the outline proposals for budget cuts by Hampshire County Council. Potential reductions in staff, bus subsidies, Waste Disposal Centres, school crossing patrols, verge maintenance, and winter road gritting were mentioned. Council Tax may increase, and County reserves may be used. The document outlining these proposals will be sent to BPC Councillors.</p> <p>Cllr White confirmed that he had received a request from the Boldre Historical Society for a grant toward installing the Wheelbed on Perkins Piece. This should be possible. Cllr Bolton will inform the Society.</p>	Cllr White Cllr Bolton
7	Finance		
7.1	Asset Register	<p>A revised Register, for insurance purposes, was approved including the full value of the Speed Indication equipment used one week in four by the Boldre Speedwatch group – proposed by Cllr Moore and seconded by Cllr Bell.</p> <p>Clerk will explore further revisions to this register with Hiscox and brokers Came & Company, including the replacement value of the war memorial at South Baddesley.</p>	Clerk

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7.2	Payments	<p>Payments of £ 2018.27 for October 2017 were approved, including BPC insurance for the year from November 2017.</p> <p>Councillors asked if BPC might receive discount in future as no claims have been made for some years. At present a three year discounted agreement is in place with Hiscox.</p>	
7.3	Bank Reconciliation	The reconciliation for September 2017 was confirmed including receipt of precept from NFDC.	
7.4	Grants	<p>A request for a grant to help fund repairs of St Mary's church in South Baddesley could not be approved as BPC has been advised that the "book of rules" governing council funding precludes Councils by law funding repairs to the <u>fabric</u> of churches. The only exception to church giving being the maintenance of the graveyards.</p> <p>Apparently, BPC would be breaking the law were a donation be made to help maintain the fabric of St Mary's. Clerk to contact Miss Pat Mennie, Treasurer and Churchwarden.</p>	Clerk
8	Highways & Drainage		
8.1	Potholes	Cllr Bell reported a significant reduction in local potholes in the parish. Cllr Moore will organise access to the Highways Log in order that Cllr Bell can record his findings.	Cllr Moore
8.2	Vegetation	<p>Encroachment was mentioned for number of locations including:</p> <ul style="list-style-type: none"> o Burnt House Lane o Nordlees Corner o Undershore Road 	
8.3	Rope Hill	Cllr England mentioned problems for the Red Lion public House. Water streaming down Rope Hill is infiltrating the premises. The road surface at this point has been raised over recent years. Ditch work upstream, and the installation of an appropriate curb outside the house is required. Clerk to contact Hampshire Highways requesting that they meet the landlord. (note – Enquiry 21317969 raised on Hampshire website)	Clerk
9	Amenities		
9.1	Fireworks event Saturday 4/11/2017	<p>Council approved the use of the Recreation Ground for the annual fireworks event organised by the Boldre Club. After the event, should a loss be incurred, the Council will assist with funding as agreed in 2015.</p> <p>Cllr England has some fireworks to offer for the event.</p>	
9.2	Lengthsman	Cllr Bell will manage the use of the Lengthsman for some tasks.	
9.3a	Fire Risk Assessment (Pavilion)	<p>Council decided to approve more signage inside the pavilion but not to make electrical changes and increase the lighting. Luminescent signs have been ordered.</p> <p>The Risk Assessment will then be updated accordingly.</p>	Clerk

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9.3b	Legionella	<p>Some Councillors believe the changes recommended by Solwat are not necessary. An alternative approach has been proposed. The suggestion is that heating the pavilion hot water to 60 Celsius when required, followed by draining away any hot water after use leaving cold water throughout the system, will solve most of the suggested issues. Solwat have been asked for their reaction. A meeting with Solwat and/or Mr Jeremy Stout (Chartered Environmental Health Practitioner, NFDC) will be arranged to finalise arrangements.</p> <p>A meeting was held on 2nd October with Boldre Royals Chairman and Manager to explain the issues faced.</p>	Clerk
10	Clerk's Report	(and information received)	
10.1	Broadband (sent to BPC)	Hampshire County Council has launched a £1million Community Match Funding scheme to increase superfast broadband access in Hampshire. Applications for this scheme can be made via website bit.ly/MatchFund	
10.2	Fireworks	See 9.1 above	
10.3	NPA Conference (sent to BPC)	<p>The New Forest National Park Authority and the New Forest Centre are working together to host a conference in October on the New Forest's History and Archaeology. They have written:</p> <p>“The conference is a two day affair in Lyndhurst at the end of October with a range of speakers including members of local history and archaeology groups covering an eclectic mix of subjects. We hope it will be of interest to a lot of New Forest residents as it will give them a chance to discover more about the New Forest's history and potentially find out how they can get involved in future”.</p>	
10.4	NPA Leaflet Email forwarded to BPC	<p>The NFNPA have written:</p> <p>“As you may be aware, the National Park Authority has a welcome home leaflet for new residents in the New Forest. We are wondering if you have been able to use any of the leaflets and if you would like any more sending out to you? Please let me know how many you would like if you would like more.</p> <p>The following link will provide you with a copy to glance over: http://www.newforestnpa.gov.uk/downloads/file/1500/welcome_home</p> <p>A Parish welcoming letter as well as the NPA leaflet might be ideal.</p>	
10.5	Business Grants (Email forwarded to BPC)	<p>The New Forest LEADER Programme is an EU funded grant scheme to support businesses in the rural parts of New Forest District and surrounding parishes in southern Test Valley and southern Wiltshire. They have written:</p> <p>“We would be very grateful if you would promote the grants to</p>	

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		the residents and businesses in your Parish, via your website or hard copy newsletter. We have also attached a Press Release which gives further information about the scheme as well as an example of a business in Sway which received a grant of £45,000 to help their business expand and create new jobs.”	
11	IT Summary	A new contact name has emerged from BT/Open Reach. Cllr Moore has asked for clarification of the plans.	
12	External Meetings	Cllr Keene attended the NPA SE Quadrant meeting.	
13	Other Business		
	13.1	<u>Community Shop</u> – The lease is due for renewal fairly soon. Cllr England will investigate the possibility of the shop becoming a Community Asset.	Cllr England
	13.2	<u>Land ownership adjacent to the Fleur-de-Lys</u> – The area to the West of the access track into the mobile home park is apparently unregistered land. BPC could purchase & register this land to safeguard for future use by the Fleur-de-Lys. Cllr Bell will continue to investigate.	Cllr Bell
	13.3	<u>Encroachment Access to Recreation Ground</u> – An access gate has been created from one of the caravan sites in the mobile home park. Cllr Bell will investigate further with a letter of reinstatement in mind from BPC.	Cllr Bell
14	Next Meeting	The next BPC meeting is on Monday 13th November 2017 , in Boldre War Memorial Hall at 6.30pm	

The meeting closed at 21:10 hrs

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Log of Parish Recommendations to the New Forest NPA in October 2017

Application	Site Address	Description and Recommendation
17/00733	Mundens, 7 Tanners Lane, East End Lymington, SO41 5SP	Single storey rear extension; 2 no rooflights <i>Comment 5</i>
17/00738	2 Walhampton Cottages, Main Road, Walhampton, Lymington, SO41 5RE	Use of land for recreational horse keeping. <i>Comment 2</i> Boldre Parish Council considers that this small area is not suitable for horse keeping due to the wet nature of the land at the location
17/00759	The Apple House, Boldre Grange, Southampton Road, Boldre, Lymington, SO41 8PT	Replacement outbuilding <i>Comment 5</i>
17/00775	Fryers, Norley Wood, Lymington, SO41 5RR	Alterations to outbuilding; removal of dormers <i>Comment 5</i>
17/00784	Batram's Farm, Shirley Holms Road, Boldre, Lymington, SO41 8NG	Conversion of barn to 1 no. new dwelling and associated works <i>Comment 3-</i> In this specific case, setting no precedent, Boldre Parish Council believes that the National Planning Policy Framework guidance should be considered in precedence to the NPA guidance. Specifically BPC feels that the following items from paragraph 55 are applicable - <ul style="list-style-type: none"> • the essential need for a rural worker to live permanently at or near their place of work in the countryside • where the development would re-use a redundant or disused buildings and lead to an enhancement to the immediate setting In the event that permission is granted, we would request that an Agricultural Occupancy restriction is applied.
17/00793 And 17/00794	The Walhampton Arms Main Road Walhampton Lymington, SO41 5RE	Change of use of former dairy building and single storey extension to create 5 No. letting bedrooms; internal alterations; outbuilding; associated landscaping (Application for Listed Building Consent) <i>Comment 5</i>

Comments

1. We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
2. We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
3. We recommend PERMISSION, for the reasons listed.
4. We recommend REFUSAL, for the reasons listed.
5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.