

Boldre Parish Council (BPC) - Meeting held on 11th December 2017

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

Before items on the meeting agenda were discussed thoughts on two Planning Applications were presented by members of the public

Application 17/00847 – Jordans Cottage, Bull Hill, Pilley

- Mrs Gina Cavanagh detailed reservations that she and her husband have about the revised plans for Jordans Cottage, Bull Hill, Pilley, Lymington, SO41 5RA.

Application 17/00953 – Birch Springs, Walhampton

- Mr Richard McManus, the agent, gave a short deputation in support of the application, stressing the secluded woodland setting.

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

Meeting minutes

			ACTION
1	Apologies for Absence	Cllrs White and Wise were late to the meeting due to NFDC commitments	
2	Declarations of Interest	Cllrs Keen and Mortimer declared an interest in Planning Application 17/00980 Hawthorns (East End)	
3	Minutes of the last meeting	The minutes of the meeting held on 13 th November 2017 were approved by Council and signed by Cllr Moore.	
4	Matters Arising		
	10 Apr 2017 <u>Item 15.7</u>	<i>Missing Post Box</i> No further news from Royal Mail (reference 171106-001792)	Clerk to monitor
	10 July 2017 <u>Item 11.10</u>	<i>Access to FP 33 from Church lane</i> Awaiting promised action by Hampshire County Council	Hants CC
	14 Aug 2017 <u>Item 4.2</u>	<i>Charge card</i> Request papers have been sent to Lloyds Bank	Lloyds
	14 Aug 2017 <u>Item 5.7</u>	<i>Burnt House Lane Overhanging trees</i> Cllr Bell and Clerk had discussed the trees on-site with Hampshire Highways (HH). Agreement reached that the trees were the responsibility of the riparian (land) owners HH. Clerk has contacted the Radian Group who are responsible for Swaythling Homes (Hudson Davies Close). BPC are responsible for trees growing on Recreation Ground land.	Radian BPC
	14 Aug 2017 <u>Item 5.8</u>	<i>Church Lane bridge - Adjacent to Footpath 33 access</i> Post & rail work has been completed on the bridge. Item closed	
	14 Aug 2017 <u>Item 9.6</u>	<i>Parish Guide</i> Cllr Keen will progress this revision - close	
	9 Oct 2017 <u>Item 6.1b</u>	<i>Wheelbed Grant</i> Cllr White has approved the grant. Item closed	

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	9 Oct 2017 <u>Item 8.1</u>	<i>BPC Highways Log</i> Access for Cllr Bell to be provided	Cllr Moore
	9 Oct 2017 <u>Item 8.3</u>	<i>Road drainage water entering property - Red Lion, Boldre</i> Surface water problems will be investigated with Hill House School, The Red Lion and HHighways	Clerk Cllr Bell
	9 Oct 2017 <u>Item 9.3a</u>	<i>Pavilion Fire Risk minimisation</i> Risk Assessment updated. Item closed.	
	9 Oct 2107 <u>Item 9.3b</u>	<i>Legionella risk minimisation in the pavilion</i> Solwat due to make the necessary plumbing changes on 14 th December 2017	Solwat
	13 Nov 2017 <u>Item 9.2</u>	Play Area - <i>Birds Nest Swing</i> <ul style="list-style-type: none"> • BPC's Inspection/Maintenance records sent to the suppliers (Huck). • 2010 blank Huck maintenance sheets found on PC. • Another contractor will be asked to quote for the repairs if Huck refuse to replace under warranty • 	Clerk
	13 Nov 2017 <u>Item 9.4</u>	Play Area - <i>Fencing</i> <ul style="list-style-type: none"> • Cllr England checking Lymington Town Council Policy 	Cllr England
	13 Nov 2017 <u>Item 10.2</u>	<i>Books of Condolence</i> <ul style="list-style-type: none"> • Cllr Moore checking local church intentions 	Cllr Moore
	13 Nov 2017 <u>Item 13.2</u>	<i>Fleur-de-Lys car park area</i> <ul style="list-style-type: none"> • Land ownership – Cllr Bell investigating 	Cllr Bell
	13 Nov 2017 <u>Item 13.3</u>	<i>Recreation Ground - Encroachment from mobile home(s)</i> <ul style="list-style-type: none"> • Groundsman due to replace fencing or seal gate. 	Clerk
5	Planning		
5.1	BPC Planning recommendations	<p><u>17/00847</u> Jordans Cottage, Bull Hill Extension to be requested as hard copy amended plans have not been received by BPC.</p> <p><u>17/00935</u> Land At South Baddesley Road, Walhampton No comment made as this application has been withdrawn.</p> <p><u>17/00953</u> Birch Springs, South Baddesley Rd, Walhampton Comment 4 (Proposed by Cllr Bell, seconded Cllr Mortimer)</p> <p><u>17/00979</u> St Tudy, Boldre Lane, Boldre Comment 5 (Proposed by Cllr Mortimer, seconded Cllr Kempe)</p> <p><u>17/00980</u> Hawthorns, Lymington Road, East End Comment 5 (Proposed by Cllr Kempe, seconded Cllr England)</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
5.2	Sub Group	Cllr Grainger has now retired from the Parish Council. <i>Cllr Bell asked that a formal record be made</i>	

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		<p><i>recognising the considerable contribution that Cllr Grainger has made to Boldre Parish Council over many years.</i></p> <p>The Planning sub-group (Cllrs Bolton and Keen) proposed that they remain as just two at this time, with Cllr Bolton as Chair. BPC approved this arrangement.</p>	
6	County Council		
6.1	Councillor's Report	<p>Cllr White confirmed that:</p> <ul style="list-style-type: none"> • He had approved a grant for the fabrication of a support for the wheel-bed and its' erection on Perkins Piece in Boldre for the Boldre Parish Historical Society. BPC will administer the process and payments. • Work is taking place to repair priority potholes across the County • The traffic lights from the Redrow development in Lymington are to be switched off. The level crossing lights will remain as before. 	
7	Finance		
7.1	Payments	<p>Payments of £ 2950.01 for December 2017 were approved, including a grant of £250 to Citizens Advice, New Forest, in November.</p> <p>Mr P.E.Tanner will be asked to continue his mowing at Perkins Piece, but to reduce to some 12 cuts per year.</p>	Cllr Moore
7.2	Bank Reconciliation	The reconciliation for November 2017 was confirmed.	
7.3	Precept Request 2018-19	The precept request for 2018-19, including a 3% increase, was agreed unanimously (Proposed by Cllr Wise and seconded by Cllr Moore). Note was made that the reserves might be required for funding such projects as Play Area replacements and Shallows Lane improvements. Clerk to submit to the NFDC.	Clerk
8	Highways & Drainage		
8.1	Shallows Lane – Closure Scheme	<p>The proposed highway closure scheme has been approved by Hampshire County Council.</p> <p>Three barrier posts are to be installed at either end of Shallows Lane. Clearance between the outside barriers to be 2.5 metres. Outside barriers to be fixed. Central barriers to be locked and hinged to allow lowering by key holders.</p> <p>At the Pilley end, barriers will be located about 20 metres below Pilley Hill adjacent to Shallows Cottage. At the Boldre end barriers will be located about 80 metres below Boldre Lane, just after the access gate to Little Shallows.</p> <p>The gaps will allow pedestrians, cyclists, horse riders and motor cyclists to continue using Shallows Lane, including disability</p>	

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		<p>buggies. Wider vehicles (with three or more wheels) will be prohibited, other than those belonging to owners with keys.</p> <p>Funding of about £1600 is required. BPC will apply for help with this funding from local sources.</p>	Cllr Bell Clerk
8.2	Highway, Hedge & Tree Problems	<u>Several issues have been inspected by Cllr Bell & Clerk with Hampshire Highways (HH)</u>	
8.2a	School Lane, Pilley	<ul style="list-style-type: none"> A dead tree reported by a parishioner at last meeting. Tree needs to be made safe (removed) by the riparian owner. Letter to be sent by Clerk 	Clerk
8.2b	Rope Hill Highway problem	<ul style="list-style-type: none"> Junction with Southampton Road. Temporary repair made by HH. Cllr Bell will contact Open Reach to request permanent repair. 	Cllr Bell
8.2c	Red Lion	<ul style="list-style-type: none"> Road drainage run-off entering property. Ref 21317969. Clerk met HH with Cllr Bell. NFDC had swept road side at HH request. Clerk later discussed issue on-site with Landlady. Request made to HH to raise the curbing at this location so that the surface water is channelled past the property. Ditches at Hill House School to be investigated. 	Clerk
8.2d	Pilley Street	<ul style="list-style-type: none"> Two gullies partially cleared by HH near the shop. 	
8.2e	Pilley Street culvert & ditch at Slade Cottages	<ul style="list-style-type: none"> Email sent to NFDC requesting clearance work in conjunction with HH clearing a culvert under road from Lay-By. NFDC state they cannot do anything before April 2018. HH also due to clear drains and chamber adjacent to Burnt House Lane (East). Cllr Wise to enquire about earlier clearance work by NFDC 	Cllr Wise
8.2f	Pilley Hill	<ul style="list-style-type: none"> Gravel area opposite William Gilpin School still to be improved by HH 	H.Highways
8.2g	Slade Farm	<p><u>In additon, Letters have been sent to priority encroachment cases</u></p> <ul style="list-style-type: none"> Church Lane - Reply received asking for location information – which was sent. 	
8.2h	Heywood Mill House	<ul style="list-style-type: none"> Church lane - Reply received. Job scheduled for January 2018. 	
8.2i	Forest Barn,	<ul style="list-style-type: none"> Church Lane - no reply yet 	
8.2j	Wakeburgh,	<ul style="list-style-type: none"> Church lane - no reply yet 	
8.2k	Warbourne Farm, Portmore	<ul style="list-style-type: none"> Reply received. Some work done, more due in December. Other work due on land sold some while ago – owner not known. 	
8.2l	Wallhampton Farm	<ul style="list-style-type: none"> Reply received – hedge cutting due similar to last year 	

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8.3	Footpaths	Some reallocation of Footpath inspections agreed <ul style="list-style-type: none"> • FP 11 – Cllr Moore • FP 25 – Cllr England • FP 26 – Cllr Eden • FP 33 – Cllr Mortimer 	
8.4	Cutting List	Councillors are due to walk their footpaths over the Christmas period and nominate those that should be added to the Hampshire cutting list for 2018.	
9	Amenities		
9.1	Recreation Ground	Some Councillors met with Holger Schiller from NPA on 26 th Nov. 2017. Notes were circulated to BPC The challenge is to find ways of making more use of the Recreation Ground at the rear of Boldre War Memorial Hall. The formation of a new sub-group was proposed by Cllr Moore, seconded by Cllr Eden. Chair – Cllr Mortimer, plus Cllrs Bolton, England and Kempe. Non-BPC parishioners with particular interests will be invited to work with the group.	
10	Clerk's Report	(and information received)	
10.1	Road Closure Church Lane, PILLEY	KN Network Services, working on behalf of BT Openreach (contact is Steve Wilson steve.wilson@kn-group.co.uk 07920 110360) have requested a temporary road closure at the above location, from Tuesday 20 th February 2018, for a likely maximum duration of 3 days, in order to carry out duct installation works.	
10.2	New Forest Home Start	A letter seeking BPC financial support requested had been received (sent to BPC). Council decided this was not a particularly local organisation that could be supported from limited funds. In addition, HampshireCC have a statutory obligation to fund such organisations.	
10.3	Play Area	Review of all Play Area items requested: <ul style="list-style-type: none"> • Uneven safety mats - Play Area inspector continues to say medium risk. • Benches – old and foot areas worn • Swing shackles and chains • Pinch points on rubber sleeves Amenities sub-group asked to consider the needs.	Cllrs Eden, Kempe and Mortimer
11	IT Summary	Clerk reports email problems following an enforced move to use Microsoft on-line by HampshireCC	
12	External Meetings	Cllr Bolton reported that decisions for the England Coast Path were not finalised. Parking and conservation issues remain uncertain.	

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		<p>Cllr Bell had attended the NFNPA Planning Committee meeting. Permission to develop the Battramsley Farm barn was refused.</p> <p>The local Speedwatch group reported some 5 of 170 vehicles were noted exceeding 35MPH near the Community Shop. Owners will receive warning letters from the police.</p>	
13	Other Business		
	13.1	<p><u>Parish Ditches and Drains</u> New layer on GIS system could show Parish ditches/drains</p>	Cllr Kempe
	13.2	<p><u>Council Vacancy</u> A vacancy now exists. Cllr Moore to contact one nominee</p>	Cllr Moore
	13.3	<p><u>South Baddesley War Memorial</u> Replacement costs are awaited from Hoare Banks. Consideration of adding 'dragons teeth' to help protect the memorial.</p>	Cllr Bell
	13.4	<p><u>Bull Hill Cross Roads</u> Speedwatch group and BPC remain concerned about this accident black-spot. To be discussed again at the next meeting.</p>	
14	Next Meeting	The next BPC meeting is on Monday 8th January 2018 , in Boldre War Memorial Hall at 6.30pm	

The meeting closed at 21:15 hrs

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

Application	Site Address	Description and Recommendation	
17/00847	Jordans Cottage, Bull Hill, Pilley, Lymington SO41 5RA	Replacement dwelling; 3no. outbuildings; temporary siting of a mobile home; Demolition of existing dwelling and outbuildings (Amended Plans)	Hard copy <u>amended plans</u> have not been received by our Planning sub-group. BPC requests these plans and an observation extension to 10 th January 2018.
17/00935	Land At South Baddesley Road, Walhampton	New access; fencing with entrance gate	Application withdrawn. No comment offered
17/00953	Birch Springs South Baddesley Rd Walhampton, Lymington SO41 5SG	Two storey side extension; roof terrace; balcony; single storey side extension; roof alterations; cladding; detached garage with storage over; associated landscaping	Comment 4 Boldre Parish Council considers this to be an inappropriate design for this very rural setting.
17/00979	St Tudy Boldre Lane, Boldre, Lymington SO41 8PD	Replacement garage with storage over	Comment 5
17/00980	Hawthorns, Lymington Road, East End, Lymington SO41 5SY	Outbuilding	Comment 5

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.