

# Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> January 2018

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

Before items on the meeting agenda were discussed thoughts on one Planning Applications were presented by a member of the public

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

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

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

## Meeting minutes

			ACTION
<b>1</b>	<b>Apologies for Absence</b>		
<b>2</b>	<b>Declarations of Interest</b>	Cllr Kempe declared an interest Planning Application 17/01042 – Rodlease Cottage	
<b>3</b>	<b>Minutes of the last meeting</b>	The minutes of the meeting held on 11 <sup>th</sup> December 2017 were approved by Council and signed by Cllr Moore.	
<b>4</b>	<b>Matters Arising</b>		
	10 Apr 2017 Item 15.7	<i>Missing Post Box</i> No further news from Royal Mail (reference 171106-001792)	Clerk to monitor
	10 July 2017 Item 11.10	<i>Access to FP 33 from Church lane</i> Awaiting promised action by Hampshire County Council	Hants CC
	14 Aug 2017 Item 4.2	<i>Charge card</i> Further papers have been sent to Lloyds Bank	Lloyds
	14 Aug 2017 Item 5.7	<i>Burnt House Lane Overhanging tree</i>  Radian (Swaythling) have completed their cut back  Quotes received for BPC work. Ashley Tree Surgeons to be instructed to complete the work.	BPC
	9 Oct 2107 Item 9.3b	<i>Legionella risk minimisation in the pavilion</i> Solwat made the necessary plumbing changes on 5 <sup>th</sup> January 2018. A further check on the pressure relief valve(s) is still to be confirmed plus water sampling & analysis. In addition, a regular process has to be established covering temperature checks and shower head cleaning by the Groundsman.	Solwat  Clerk
	13 Nov 2017 Item 9.2	Play Area - <i>Birds Nest Swing</i> <ul style="list-style-type: none"> <li>• BPC's Inspection/Maintenance records sent to the suppliers (Huck). Chasing email sent to Huck on 17<sup>th</sup> January 2018.</li> </ul>	Clerk

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	13 Nov 2017 Item 9.4	Play Area - <i>Fencing</i> <ul style="list-style-type: none"> <li>Complete fencing of the Play Area is not a legal requirement</li> </ul>	
	13 Nov 2017 Item 10.2	<i>Books of Condolence</i> <ul style="list-style-type: none"> <li>Awaiting feedback from local churches</li> </ul>	Clrr Moore
	13 Nov 2017 Item 13.2	<i>Fleur-de-Lys car park area</i> <ul style="list-style-type: none"> <li>Land ownership – Investigating</li> </ul>	Clerk Clrr Bell
	13 Nov 2017 Item 13.3	<i>Recreation Ground - Encroachment from mobile home(s)</i> <ul style="list-style-type: none"> <li>Groundsman due to replace fencing or seal gate.</li> </ul>	Clerk
	11 Dec 2017 Item 7.1	<i>Perkins Piece</i> <ul style="list-style-type: none"> <li>Cuts to be restricted to 12 per year</li> </ul>	Clrr Moore
	11 Dec 2017 Item 8.2f	<i>Gravel area opposite William Gilpin School</i> <ul style="list-style-type: none"> <li>Awaiting improvement by Hampshire Highways</li> </ul>	H.Highways
	11 Dec 2017 Item 10.3	<i>Review of Play Equipment – long term</i> <ul style="list-style-type: none"> <li>Amenities sub-group</li> </ul>	Clrr Eden
	11 Dec 2017 Item 13.1	<i>GIS Layer for drains/ditches</i> <ul style="list-style-type: none"> <li>In place. User names and passwords required.</li> </ul>	
	11 Dec 2017 Item 13.2	<i>Council Vacancy</i> <ul style="list-style-type: none"> <li>Notices posted - Awaiting applicants</li> </ul>	
	11 Dec 2017 Item 13.3	<i>Costs – South Baddesley War Memorial</i> <ul style="list-style-type: none"> <li>Awaiting Hoare Banks reply</li> </ul>	Clrr Bell
<b>5</b>	<b>Planning</b>		
5.1	BPC Planning recommendations	<p><u>17/00847</u> Jordans Cottage, Bull Hill Comment 4 (Proposed by Clrr Mortimer, seconded Clrr England)</p> <p><u>17/01042</u> Rodlease Cottage, Rodlease Lane, Boldre Comment 5 (Proposed by Clrr Eden, seconded Clrr England)</p> <p><u>17/01070</u> Land at Forest Barn, Church Lane, Pilley Comment 5 (Proposed by Clrr Mortimer, seconded Clrr Bell)</p> <p><u>17/01072</u> Bluebells, Pilley Street, Pilley Comment 5 (Proposed by Clrr Eden, seconded Clrr Kempe)</p> <p>In addition, <u>application 17/00832, the proposed new access at Battramsley Farm</u> was again discussed, following a request by the New Forest NPA planners, but it was decided that the BPC recommendation remained as Comment 4 (Refusal) due to dangerous sight lines that would be created exiting the property on a blind bend, coupled with the location about 30 metres from the main A337 Southampton Rd.</p> <p>Also it was noted that application <u>17/00953, Birch Springs</u> will be debated at the January meeting of the New Forest NPA</p>	

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		<p>Planning Committee as BPC recommended Comment 4 (refusal). Cllr Bell will attend the committee meeting to speak against the application.</p> <p>Finally, the NFDC application <u>17/11625</u> - Access steps at Island Point, Undershore Rd, Lymington SO41 5SB – were recommended as Comment 5 (Proposed by Cllr Moore, seconded Cllr Wise)</p> <p>The full agreed recommendations to the NFNPA and NFDC are attached at the bottom of these minutes, to be sent to Development Control sections.</p>	<p>Cllr Bell</p> <p>Clerk</p>
<b>6</b>	<b>County Council</b>		
6.1	Councillor's Report	<p>Cllr White confirmed that he thought:</p> <ul style="list-style-type: none"> <li>• The Highways team were doing well with the resources available</li> <li>• Any serious highways work should be referred to him if a resolution was not insight</li> <li>• Fast Broadband technology would be in place up to the Community Shop by July 2018, and to Bull Hill by late 2019. However, customers would have to choose the level of service they wanted, at a price.</li> <li>• Waste centres would remain open in Hampshire, but reduced hours were likely. In his opinion the small penalties that will be imposed for fly-tipping do not fit the crime.</li> </ul>	
<b>7</b>	<b>Finance</b>		
7.1	Payments	Payments of £ 973.00 for January 2018 were approved.	
7.2	Bank Reconciliation	The reconciliation for December 2017 was confirmed.	
7.3	Clerk's Pay Review	Councillors agreed to upgrade the Clerk to Spinal Column Point 27 as from 1 <sup>st</sup> January 2018.	
<b>8</b>	<b>Highways &amp; Drainage</b>		
8.1	Encroachment	<p>A Hedges and Trees encroachment log has been created by Cllr Bell and the Clerk. Copies were circulated to Councillors. Some good progress has been made.</p> <p>8.1a Dead tree, School Lane. Riparian owner contacted</p> <p>8.1b Slade Farm – job completed</p> <p>8.1c Heywood Mill House – work scheduled for January 2018</p> <p>8.1d Forest Barn – no reply</p> <p>8.1e Wakeburgh – job completed</p> <p>8.1f Utopia – job completed</p> <p>8.1g Warbourne Farm – job completed</p> <p>8.1h Walhampton Farm – to be clarified</p>	
8.2	Lengthsman	Cllrs Bell, Mortimer and the Clerk do not think the existing scheme offers good value for money, due to travelling time and relatively high hourly rates. Clerk to contact Brockenhurst parish who are the lead Council for the scheme. Cllr England will research other alternatives.	<p>Clerk</p> <p>Cllr England</p>

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8.3	Footpaths	<p>F503 - The mess at the foreshore end could be a job for the Community Rehabilitation organisation.</p> <p>F18 – Flooding noted in places. Lengthsman work required.</p> <p>F14 - Footpath between Rodlease Lane and Royden Lane. Hampshire Wildlife Trust are not responsible but will try to organise:</p> <ul style="list-style-type: none"> <li>• the repair of one stile</li> <li>• the removal of horse dung along one side of field</li> </ul> <p>F8 – Cllr Mortimer to ask resident to cut back some branches overhanging the footpath.</p> <p>F33 – The access is dangerous and soggy, but we await work by Hampshire County Council. Again, Community Payback might be an option to consider.</p> <p>No requirements were noted for the Hampshire County Council Cutting List 2018</p>	Cllr Mortimer
8.4	Shallows Lane	<p>BPC await news of potential finance to help pay for the closure devices due to be installed in Spring 2018</p> <p>Cllrs Mortimer, Bell and the Clerk met the Placement Coordinator of the Hampshire and IOW Community Rehabilitation Company on site on 5<sup>th</sup> January 2018.</p> <ul style="list-style-type: none"> <li>• This organisation manages the deployment of low level offenders who carry our Community Service work. The coordinator was very positive about potential clearance work on Shallows Lane once the barriers are in place to prevent casual vehicle access.</li> <li>• Cllr Bell offered to specify this clearance work.</li> <li>• BPC would need to fund limited travel expenses for one or two groups from the company for about 5 to 10 days.</li> <li>• The Chair of Boldre War Memorial Hall has given permission for one or two minibuses to park at the hall when this work is taking place.</li> </ul> <p>Clerk to contact Natural England about the potential impact of any materials used for the work in Shallows Lane</p>	Cllr Bell  Clerk
8.5	Highways/Ditches 8.5a  8.5b	<p><u>Rope Hill - Junction with Southampton Road.</u> Temporary repair made by HH. Cllr Bell has contacted Open Reach to request permanent repair.</p> <p><u>Rope Hill. Royden Lane and Red Lion</u> Chamber on Royden lane is in dangerous state. Temporary barriers installed by H.Highways who have closed this item on their incident website because the incident has been passed to their contractors. BPC feel this is very misleading.</p>	Cllr Bell

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		<p>HHighways have partially cleared the gully on Rope Hill below Hill House School. More work on the gully and ditch is awaited. This in turn may alleviate the flooding problem at the Red Lion</p> <p>8.5c <u>Pilley Street by Slade Cottages</u> Cottages' ditch and culvert due for clearance by NFDC and Hampshire Highways</p> <p>8.5d <u>Gravel area opposite William Gilpin School</u> Still to be improved by HHighways</p> <p>8.5e <u>Pilley Hill – Bournemouth Water pothole</u> Awaiting repairs</p> <p>8.5f <u>Norley Wood Road, Norley Wood</u> The ditch alongside the Southern side of this road has been cleared by the owners of Fryers. Letter of thanks to be sent.</p> <p>8.5g <u>Shallows Lane, Pilley</u> Noted that a piped discharge is running from the Fryers Wood property to the East of the lane. Cllr Bell to take water samples. A letter to Fryers Wood will follow.</p>	<p>HHighways</p> <p>Clerk</p> <p>Cllr Bell</p>
8.6	Bull Hill Cross Roads	BPC noted that a serious accident had occurred at a similar cross-road recently. The council have debated the dangers of Bull Hill cross roads, and have alerted Hampshire Highways and the County Council on several occasions. Nothing has been done despite the warnings that BPC has raised.	
<b>9</b>	<b>Amenities</b>		
9.1	Recreation Ground Hedges	Hedge Cutting. Cllr Bell to check scope of quote received	Cllr Bell
9.2	CAB Survey Rural Post-Offices	BPC Councillors were reminded about this survey, for their attention.	
9.3	Recreation Ground – Triumph Car Rally	The use of the grounds by the Triumph Car rally group on Sunday 29 <sup>th</sup> April 2018 was approved. Clerk to ask for a donation of £200. The pavilion toilets will be available, and the Groundsman will open and close the Burnt House Lane gate on the day. Help with mesh to be laid near the gate will be available if required.	<p>Clerk</p> <p>Groundsman</p>
<b>10</b>	<b>Recreation sub-group</b>	This new group will review how more use can be made of the facilities available. Cllrs Bolton, England and Mortimer will meet initially with one or two parties who have expressed an interest from within the Parish.	Cllrs Bolton, England and Mortimer
<b>11</b>	<b>Clerk's Report</b>	(and information received)	
11.1	New Forest	<u>National Park – Volunteer Fair</u> Sunday 28 <sup>th</sup> January 2018, 10:30 to 16:00 at Lyndhurst Community Centre	

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11.2	Email received	<u>From the owner of Slade Farm</u> Has requested support for potential development of more social Housing in the Gilpin Close area. BPC decided that they cannot formally support or oppose at this stage. Cllr England will contact the clerk with more advice.	Cllr England
11.3	Fun Day 2 <sup>nd</sup> June 2018	Rachel Cutler has contacted us via the website asking for use of some of the Recreation Ground to raise money for the neo natal unit in the Princess Anne Hospital – Bouncy Castle, face painting and the usual funday activities. She has also asked to use the BWMH. 09:00 to 17:00 BPC will ask Ms Cutler for a nominal donation of £50 to cover use of the pavilion facilities on the day, and ask that the BPC Third Party policy document be signed.	
11.4	St Nicholas	Wooden fencing backing onto the play area has been replaced. Clerk thanked Mr Tim Farquhar on site.	
<b>12</b>	<b>IT Summary</b>	Nothing new to report	
<b>13</b>	<b>External Meetings</b>	None during the past month	
<b>14</b>	<b>Other Business</b>		
<b>14.1</b>	Tree notifications	Cllr Kempe confirmed that tree work proposed in Tweed Lane and Walhampton School were acceptable to BPC.	
<b>14.2</b>	Council Vacancy	Notices have been posted on the website and Notice Boards of the current BPC vacancy.	
<b>14</b>	<b>Next Meeting</b>	The next BPC meeting is on <b>Monday 12<sup>th</sup> February 2018</b> , 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 January 2018

Application	Site Address	Description and Recommendation	
17/00847	Jordans Cottage, Bull Hill PILLEY Lymington SO41 5RA	Amended plans  Replacement dwelling; 3no. outbuildings; temporary siting of a mobile home; Demolition of existing dwelling and outbuildings	<u>Comment 4</u> The revised roof height is still felt to result in an overbearing building which is not of similar size and scale to the existing dwelling – Core Strategy DP10 – and is unsuitable as a replacement for the bungalow on this site. We are concerned that the amount of hard standing surrounding it and the proposed large outbuildings all contribute to a suburbanisation of this site.
17/01042	Rodlease Cottage, Rodlease Lane, BOLDRE Lymington SO41 5PB	Replacement of existing attached workshop; alterations to fenestration; 4no. rooflights	<u>Comment 5</u>
17/01070	Land at Forest Barn, Church Lane PILLEY, Lymington SO41 5QL	Stables; agricultural storage building; new track; fencing	<u>Comment 5</u> While not objecting to the proposed buildings it is thought undesirable that the proposed track crosses two fields when alternative siting would prevent this.
17/01072	Bluebells Pilley Street PILLEY Lymington SO41 5QG	Two storey rear extension; balcony; front dormer; outbuilding	<u>Comment 5</u>

Finally, **the NFDC** application 17/11625 - Access steps at ISLAND POINT, UNDERSHORE ROAD, LYMINGTON SO41 5SB was recommended as 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.