

Boldre Parish Council (BPC) - Meeting held on 13th August 2018

Present: Alison Bolton Pamela Keen Oliver Moore Roger Bell
 Colin Wise Jo Humphreys Peter Lock James Eden
 Lester Mortimer Jacqui England Patrick Kempe

 Before the main meeting, four New Forest National Park Planning Applications were outlined by interested parties. These were then discussed in detail in Section 5 below.

18/00452 Battramsley House - Mr Liam Russell

Mr Russell is working for the family restoring this property. He explained the project and the work done to date with the New Forest National Park Authority (NPA)

18/00511 Spring Acre, Walhampton

Mr Bob Hull suggested that the policy that stipulates that extensions should not be over a 30% increase is outdated, and that an appeal would result in any rejection by the NPA being overturned.

18/00523 The caravan at Jan Ruis Nurseries

Mr Hull advocated that this was not a mobile home.

18/00551 Oakdene, Brook Hill

Mr Rick Evans explained that he had been working with the Case Officer and Conservation Officer on the dwelling to produce a linked, reduced scale, quality home.

Meeting minutes

				ACTION
1	Apologies for Absence		Cllr White	
2	Declarations of Interest		Cllrs Bell and Eden declared an interest in the New Forest Planning Application 18/00511 Spring Acre, Walhampton.	
3	Minutes of the last meeting		The minutes of the meeting held on 9 th July 2018 were approved by Council for signature by Cllr Moore.	
4	Matters Arising			
10 Apr 2017	15.7	Post Box	<i>Missing Post Box</i> - Has finally been replaced	Closed
9 Oct 2017	9.3b	Pavilion water	<i>Legionella risk minimisation in the pavilion</i> <ul style="list-style-type: none"> • The required check log is now in place 	Closed
13 Nov 2017	9.2	Birds nest Swing	Cllr Kempe has discussed the required beam quote with The Last Post. Awaiting developments.	Cllr Kempe
13 Nov 2017	13.2	Fleur-de-Lys	<i>Car park area</i> Land ownership – Further papers to be sent to Land Registry..	Clerk
13 Nov 2017	13.3	Fencing/Gate	<i>Recreation Ground - Encroachment from mobile home(s)</i> Action completed	Closed
11 Dec 2017	8.2f	Gravel Area	<i>Opposite William Gilpin School</i> Awaiting improvement by Hampshire Highways.	H.Highways

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12 Feb 2018	9.5	Recreation Ground	Potential New Access – No more news. Cllr Moore to investigate.	Cllr Moore
9 Apr 2018	8.5	Hill House School	Clerk has written to the Cambian Estates Department about the surface water reaching the Rope Hill highway. No reply to date. Clerk to chase.	Clerk
9 Apr 2018	9.2	Parish Guide	Carried forward	Cllrs Keen & Bolton
9 Apr 2018	9.4	Police in the Community	Open Meeting to be held when the Police Inspector is available, probably in September 2018	Cllr Bell
14 May 2018	11.1	Pavilion Water Supply	Decision made not to request a water meter.	Closed
14 May 2018	14	BWMH	Clerk has spoken to BWMH Chairman about the Play Area fence. Further quotes to be requested	Clerk & Cllr Kempe
11 June 2018	8.1	Church Lane	Awaiting confirmation of gully and culvert work by H.Highways down to the Lymington River. Awaiting confirmation of St Johns parking intensions with the Church Warden. Road bridge to the East of the church. Barriers still to be erected by H.Highways. Reminder to be sent.	H.Highways Cllr Mortimer Clerk
11 June 2018	8.3	8.3.1	<u>Rope Hill</u> Clerk has logged a request for culvert and gully clearance on the Hampshire web site. H.Highways have acknowledged that work needs to be done.	H.Highways
		8.3.2	<u>Norley Wood Road</u> Ditches need clearing on both sides of the road. No response form landowners. H.Highways has advised that BPC makes contact with their Flooding section.	Clerk
9 July 2018	8.5	Footpath 17	FP17 has been cut by a contractor funded by local donations. However, this is Pylewell Estate land and should be kept clear by the landowner. Cllr Keen will discuss this with the Manager at the East End Arms (Dee) to point out that while it was good of her to deal with FP17 clearance it was the duty of the landowners (Pylewell) to do this.	Cllr Keen
9 July 2018	10.3	Hants CC	Cllr Moore responded to the consultation document for supported transport services and concessionary travel.	Closed
5	Planning			
5.1		BPC Planning recommendations	The full agreed recommendations to the New Forest NPA, and the NFDC, are attached at the bottom of these minutes, to be sent to the respective Development Control sections. The recommendations which were all agreed unanimously were (in summary) as follows:	Clerk

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			<p><u>18/00452</u> Battramsley House - Comment 3 Proposed by Cllr England, seconded by Cllr Mortimer.</p> <p><u>18/00511</u> Spring Acre - Comment 4 Proposed by Cllr Wise, seconded by Cllr Kempe</p> <p><u>18/00523</u> The caravan at Jan Ruis Nurseries - Comment 4 proposed by Cllr Wise, seconded by Cllr England</p> <p><u>18/00528</u> Corner Ground, Norley Wood Rd - Comment 5 proposed by Cllr England, seconded by Cllr Mortimer</p> <p><u>18/00544</u> Mobile Home at Bamptons Farm – Comment 3 Proposed by Cllr Moore, seconded by Cllr Bell</p> <p><u>18/00551</u> Oakdene, Brook Hill – Comment 1 Proposed by Cllr England, seconded by Cllr Mortimer</p> <p><u>18/00560</u> Beltane, Bull Hill – Comment 5 Proposed by Cllr Kempe, seconded by Cllr Bell</p> <p><u>18/00563</u> Sumaya, Undershore Rd - Comment 1 Proposed by Cllr England, seconded by Cllr Mortimer</p> <p><u>18/00565</u> Battramsley Farm Cottage - Comment 5 Proposed by Cllr Moore, seconded by Cllr Mortimer</p> <p><u>18/00592</u> The Stables, Boldre Grange - Comment 4 Proposed by Cllr England, seconded by Cllr Mortimer</p> <p><u>18/00595</u> The White House - Comment 5 Proposed by Cllr England, seconded by Cllr Mortimer</p> <p><u>18/00568</u> Merlins Copse This application was deferred until the September meeting.</p> <p><u>18/10781</u> (NFDC) Unit 2, Ricardo Way A variation to the previous application in July. Comment 4 Proposed by Cllr England, seconded by Cllr Kempe</p> <p>Finally, <u>18/00395</u> Sunny Side, Pilley Bailey Replacement outbuilding; car port; alterations to existing outbuildings; demolition of 2no. existing outbuildings. BPC recommended refusal because of increased size and inappropriate materials of construction. BPC will attend the NPA Planning Committee on Tuesday 21 August 2018 to ask for refusal of the current application.</p>	
6	County Council			
6.1	Councillor's Report		Cllr White was not at this meeting.	

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7	Finance			
7.1		Payments	Payments of £1337.14 for August 2018 were approved.	
7.2		Bank Reconciliation	The reconciliation for July 2018 was confirmed.	
7.3		Assets & Insurance	Assets will continue to be reported as required on the Annual Return to the External Auditors Insurance cover will be reviewed with Portmore Insurance in the next few weeks to establish the requirements for activities on Parish land. In addition, BPC insurance is due for revision and renewal in October 2018.	Clerk Cllr Eden Cllr Moore
7.4		Lengthsman Funds	Funds have been received from Hampshire County Council to cover costs of work done by the BPC Lengthsman in 2018/19. A contract has been prepared for this work.	
7.5		Clerk's Hours	BPC noted that the Council's workload had increased during recent months. This has resulted in The Clerk working longer hours. The Finance sub-group will discuss the effect on payments and budget.	Cllr Eden Cllr Wise Cllr Moore
8	Highways			
8.1	8.1.1	Shallows Lane Bollards & Keys	Keys have been issued to Neighbours. A notice/Plaque to be attached to the bollards to inform where keys can be obtained for bona-fide users	Clerk
		Traffic Order & Motor Cycles	Replacement signs prohibiting only four (plus) wheeled motor vehicles will replace the existing signs.	H.Highways
	8.1.2	Ditch Clearance	The 'Community Payback' team are due to carry out further work on several Saturdays this year, starting on 18 th August 2018. BPC asked for confirmed cost information beforehand. Three visits will then have been made for work. Invoice expected for only one of these visits In addition The Lengthsman is to be asked for a written quotation for ditch clearance work using a digger. This work was agreed subject to receiving this quote. Proposed by Cllr England, seconded by Cllr Bolton.	Cllr Bell Cllr Bell
	8.1.3	Highway Level	Bournemouth Water have recently marked the position of the Water Main. Cllr Bell will reinforce these markings. The possible raising of Shallows Lane was carried forward to the next meeting.	Cllr bell Cllr Bell
	8.2	HGVs	Restriction of HGVs on small roads in the parish. List to be established. Requests for "not suitable for HGVs" signs to be made to H.Highways Boldre Lane – A resident of Boldre Lane has complained about the increase in traffic in Boldre Lane. Some dragon's	Cllr Bell

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			teeth have been knocked over.	
	8.3	Lengthsman	Purchase Order received from HantsCC, Invoice raised and funds received. HantsCC formal agreement not yet received. Contract offered to a local Lengthsman. Awaiting acceptance	Cllr Bell
	8.4	Permits to Work	Permits to Work, on or adjacent to Highways, and Risk Assessments – training costs to be researched by Cllr Mortimer	Cllr Mortimer
	8.5	Bull Hill X-Roads	H.Highways are due to review in October. Revised attitude following Ipsley X-roads incident. Design options awaited	H.Highways
9		Amenities		
	9.1	S.Baddesley School	Cllr Moore has contacted Julian Lewis MP. BPC is now awaiting responses from Hampshire County Council	Cllr Moore
	9.2	Recreation Ground	Initial work on running tracks underway. A location diagram of further proposed changes to be prepared with a plan of priority items and costs is required	Cllr Kempe
	9.3	Play Area	Further quotes for the Play Area additional fence are required. BWMH have agreed to 50% funding. Birds Nets Swing repairs were approved. Proposed by Cllr Bell, seconded by Cllr Bolton. Last Post to be informed.	Cllr Kempe Cllr Kempe
	9.4	Perkins Piece	Clearance work – item carried forward to next meeting.	
	9.5	Consultation Sites of Special Scientific Interest (SSSIs)	Cllr Humphreys outlined the proposals for SSSIs recently published by Natural England (NE). The BPC consultation response will be that: BPC agreed that the three main planks of our response to the consultation will be: <ol style="list-style-type: none"> 1. That the proposals are over-reaching where NE are trying to get more powers than are necessary for them to execute their role in protecting the countryside. 2. Education – NE’s time would be better spent visiting schools and teaching the kids how to better protect the countryside in the face of attacks from housing, roads, agri-business and others. 3. Openness – The proposed consultation has not been given sufficient publicity. Many people are not aware of the consultation. BPC is concerned that NE is a QUANGO that is staffed by well-meaning but unworldly recent graduates in the eco sciences who may not be fully aware of the delicate relationship between Man and the countryside and how we got to where we are since the days when hunter gatherers	

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			roamed the Earth. Cllr Humphreys will respond to the consultation on behalf of BPC.	Cllr Humphreys
10		Clerk's Report	(and information received)	
	10.1	Vodafone Mast	Replacement mast is planned on the existing site. Formal planning application is yet to be received	
	10.2	Felling Licence Walhampton School	Large woodland area due to be felled and replaced by broadleaf species. Cllr Kempe to review, with help from Cllr Bell.	Cllrs Kempe & Bell
	10.3	Road Closures	Holmsley bridge work (A35). Extensive upgrade due for two weeks from 14 th August 2018	
	10.4	'Toll' bridge at Lymington	A further closure is scheduled for 14 th November 2018 between 00:01 and 05:00 hours.	
	10.5	Council Tax	2019/20 Tax Referendum Principles: Councillors were reminded of an on-line consultation available for their comments. Section 4.3 of the consultation will be of particular interest.	
	10.6	Clerk in Devon	Clerk is in Devon, 25/8/18 to 2/9/18 inclusive	
11		IT Summary	Orders for fibre-optic cables can be made by individuals in properties. BWMH is considering making WiFi available.	
12		New Forest Deforestation	Proposals have been published by the Forestry Commission. Norley Inclosure may lose some trees in the next couple of years, but more serious deforestation is planned within 30 years. Cllr Keen to further review	Cllr Keen
13		External Meetings	No relevant meetings	
14		Data Protection	Carried forward to next meeting	
15		Other Business		
	15.1	Fleur de Lys	Garden encroachment by adjacent mobile home site is suspected.	
16		Next Meeting	The next BPC meeting is on Monday 10th September 2018 , in Boldre War Memorial Hall at 6.30pm	

The meeting closed at 21:50 hrs

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Log of Parish Recommendations to the **New Forest NPA** in August 2018

Application	Site Address	Description and Recommendation	
18/00452	Battramsley House, Southampton Road, Boldre, Lymington, SO41 8ND	Retention and completion of two storey extensions; three storey extension; orangery; replacement pool house	Comment 3 This very exciting restoration of an interesting property is to be welcomed. There is slight concern over the boundary finish alongside the A337 which is not appropriate to the proposed plans.
18/00511	Spring Acre, Monument Lane, Walhampton, Lymington SO41 5SE	Single storey extension	Comment 4 Boldre Parish Council does not support the increase over 30% as proposed.
18/00523	The Caravan Jan Ruis Nurseries, Shirley Holms Road, Boldre, Lymington, SO41 8NG	Application for a Certificate of Lawful development for Existing use of mobile home as adapted by the carrying out of building works for use as a single dwelling	Comment 4 BPC believes this to still be a mobile home and suggests the occupant is allowed to stay here on a temporary basis with condition in permission 14/00902 NAR to apply during Mrs Ruis' retirement.
18/00528	Corner Ground, Norley Wood Road, Norley Wood, Lymington SO41 5RS	3no.single storey extensions: re-roofing; alterations to fenestration; cladding; render; extension to existing car parking area	Comment 5
18/00544	Mobile Home Known As The Cabin, Land At Bampton Farm, Lisle Court Road, Lymington, SO41 5SH	Application for a Certificate of Lawful Development for continued stationing of a mobile home for occupation by golf course employees	Comment 3 BPC supports the continued use of land for this mobile home as temporary accommodation for Golf Course employees only. However, a safeguard must be put in place for a review after a maximum of three years to ensure that this situation is monitored and controlled.
18/00551	Oakdene, Brook Hill, Norley Wood, Lymington SO41 5RQ	Dwelling; outbuilding (demolition of dwelling, annex, garage and outbuildings)	Comment 1 BPC welcomes the attached conditions on the Briefing Notes which need to be enforced in the future.
18/00560	Beltane, Bull Hill, Pilley, Lymington, SO41 5RA	Single storey side extension; new porch; sewage treatment plant	Comment 5

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18/00563	Sumaya, Undershore Road, Lymington, SO41 5SA	Remodelling of existing ground floor; addition of first floor to provide habitable accommodation; glass balustrade; roof alterations; alterations to fenestration; cladding; associated landscaping works with creation of timber deck terrace; partial demolition of existing ground floor areas	Comment 1 BPC agrees with the officer's comments.
18/00565	Battramsley Farm Cottage, Shirley Holms Road, Boldre, Lymington SO41 8NG	Relocation of septic tank and drainage	Comment 5
18/00592	The Stables, Boldre Grange. Southampton Rd. Boldre. SO41 8PT	Construction of oak framed home office and gym.	Comment 4 BPC has a policy of no new dwellings in the parish.
18/00595	The White House, Main Rd, Walhampton SO41 5RE	A play area for children with raised structures	Comment 5

Log of Parish Recommendations to the New Forest District Council in August 2018

Application	Site Address	Description and Recommendation	
18/10781 NFDC	UNIT 2 RICARDO WAY LYMINGTON SO41 8JU c/o Agent - Toolstation Ltd	Variation of conditions 10 & 11 of Planning Permission to allow opening times 07:00 to 20:00 Monday to Saturday (including bank holidays) 09:00-17:00 Sundays & allow one delivery within a 24hr period	Comment 4 In view of the proximity of the residential area to this unit, and bearing in mind that the two adjacent units have restricted opening times, it is felt that the existing restrictions should be retained.

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.