

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

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

Before the main meeting, thoughts on two Planning Applications were presented by interested parties. Parish recommendations are shown in Section 5 below, with the full reasoning (as sent to the Planning Authorities) appended to these minutes.

Two speakers presented their views about the NFDC Planning Application 18/10541 Haven Marine Park. Mr Tim Bigg (a nearby resident from Island Point) and Mr Mark Robinson (Simpson Hilder Associates Limited) stimulated discussion about several aspects:

- Parking is indicated on the drawings as included the ground floor of each building (22 spaces) plus places (31) in the courtyard. A view was that ground floor areas would tend to be used for storage, and that the courtyard area would need clearing at times to allow for deliveries. All eleven business units would need to cooperate at such times which would be very difficult to achieve. Hampshire Highways had apparently indicated that parking would be sufficient, but this document has not been received by BPC.
- The whole area has been subject to significant flooding on several occasions, notably in 1999 and 2013. No known remedial steps have been taken since these occurrences, therefore the whole area will be impassable when this happens again.
- The gross internal area should be recognised as 3130 and not 1796 square metres, and the overall height would be some 2.2 metres above the existing skyline. In addition, the ground floor of buildings will tend to be used as working areas, adding to parking pressures. There was agreement that a financially viable solution to these problems could be found utilising the existing gross area.

Mr Richard Voizey spoke in favour of NPA application 18/00715 Halvergate. The existing conservatory suffers from extreme condensation, despite heating. Both neighbours support this request for changes.

## Meeting minutes

				ACTION
<b>1</b>	<b>Apologies for Absence</b>		Cllrs Moore, Keen and White. In the absence of Cllr Moore, Cllr England chaired the meeting.	
<b>2</b>	<b>Declarations of Interest</b>		None	
<b>3</b>	<b>Minutes of the last meeting</b>		The minutes of the meeting held on 10 <sup>th</sup> September 2018 were approved by Council for signature by Cllr England.	
<b>4</b>	<b>Matters Arising</b>			
13 Nov 2017	13.2	Fleur-de-Lys	<i>Car park area</i> Land ownership – Awaiting information from Land Registry.	Clerk Cllr Bell
12 Feb 2018	9.5	Recreation Ground	<i>Potential New Access</i> – Carried forward	Monitor
9 Apr 2018	8.5	Hill House School	Clerk has raised an incident on Hampshire flooding/drainage section re: surface water reaching the Rope Hill highway.	HantsCC
9 Apr 2018	9.2	Parish Guide	Work in progress	Cllrs Keen & Bolton
9 Apr 2018	9.4	Police in the Community	Open Meeting arranged for 22 October in BWMHall	Close

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11 June 2018	8.1	Church Lane	Some parking restriction signs have been installed by St Johns church and more are awaited.	St Johns
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 drainage web site. Work awaited. We have an email stating that this location is due for regular maintenance each September and January.	H.Highways
		8.3.2	<u>Norley Wood Road</u> Ditches need clearing on both sides of the road below Thatchers Lane. This issue was raised on the Hampshire Flooding/Drainage section website (as the landowners have taken little or no action) but has been closed by HantsCC with no feedback to BPC.  Nearby properties are due to clear their own ditches when the ground is soft enough, despite one neighbour who will not take action and is leaving for six months abroad.	HantsCC  Cllr Keen
13 Aug 2018	7.3	BPC Insurance	For review and decision at the Finance sub-group on 19th October. Council approved the annual renewal to a maximum of £1842. Proposed by Cllr Mortimer, seconded by Cllr Kempe.	Finance group
13 Aug 2018	8.1.1	Notices on bollards	Notices have been installed for the Shallows bollards indicating where keys can be borrowed.	Close
13 Aug 2018	8.4	Risk Assessments & Permits	Cllr Mortimer reported that joint training with other Parish Council would be needed to spread the costs	Close
13 Aug 2018	8.5	Bull Hill X-roads	Still awaiting proposals and action by Hampshire County Council	H.Highways
13 Aug 2018	9.5	SSSI consultation	Consultation response submitted by Cllr Humphreys	Close
13 Aug 2018	10.2	Felling Licence	Walhampton School land Completed by Cllrs Kempe & Bell. No issues found	Close
13 Aug 2018	12	New Forest Deforestation	The proposal for deforestation in the Norley Inclosure, is ongoing. Cllr Keen anticipates that there will be a meeting for concerned residents and site visits in the future before any work is undertaken.	Close
13 Aug 2018	15.1	Fleur de Lys	<u>Garden encroachment:</u> The original fence has been reinstated.	Close
10 Sep 2018	5.1	NFDC Planning	18/10781 - Toolstation NFDC would not allow Cllr Moore to speak, at short notice, to their Planning Committee, despite the opposition to the plans from BPC.	
10 Sep 2018	7.1	Recreation Ground	The verges around the sides have been cut by Cllr Bell	Close
10 Sep 2018	7.3	Perkins Piece	Very successful day cutting and tidying with particular thanks to the organiser Cllr Kempe and Cllrs Bell, Bolton and Mortimer.	Close
10 Sep 2018	7.4	Portmore Green	Hedge cuttings cleared	Close

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10 Sep 2018	9.1	HMRC	PAYE Tax credit resolved by Cllr Eden	Close
10 Sep 2018	9.2	Amenities	Budget proposal, as received will be discussed at the Finance sub-group	Finance
10 Sep 2018	9.3	Highways	Budget proposal, as received will be discussed at the Finance sub-group	Finance
10 Sep 2018	12.1	Boldre Club	Letters to retiring committee members. Prepared for delivery.	Cllr Moore
10 Sep 2018	13.3	Pumping Station	Repairs completed	Close
10 Sep 2018	13.4	Spreadsheets	Finance spreadsheets sent to Cllr Eden for linking and simplification.	Close
<b>5</b>	<b>Planning</b>			
5.1		BPC Planning	<p>The full agreed Planning 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.</p> <p>These recommendations were agreed unanimously, except where indicated, were (in summary) as follows:</p> <p><u>NFDC 18/10541</u> Haven Marine Park – Comment 4 This application had been resubmitted to NFDC. Despite several requests (and agreement) that BPC would receive full documentation only the drawings/plans were received. Various unanswered questions and lack of promised information on this complex application has led to BPC's recommended refusal at this stage. Proposed by Cllr Wise, seconded by Cllr Bell. One Councillor abstained from this recommendation.</p> <p><u>NPA 18/00551</u> Oakdene - Comment 5 Proposed by Cllr Wise, seconded by Cllr Mortimer.</p> <p><u>NPA 18/00635</u> Latisana - Comment 5 proposed by Cllr Eden and, seconded by Cllr Mortimer</p> <p><u>NPA 18/00644</u> Pine Croft - Comment 5 Proposed by Cllr Kempe, seconded by Cllr Bell</p> <p><u>NPA 18/00659</u> Mundens - Comment 4 Proposed by Cllr Bell, seconded by Cllr Kempe</p> <p><u>NPA 18/00715</u> Halvergate - Comment 2 Proposed by Cllr Bell, seconded by Cllr Mortimer. One Councillor voted against this recommendation.</p> <p><u>NPA 18/00679</u> Red Cottage - Comment 2 Proposed by Cllr Bell, seconded by Cllr Mortimer.</p> <p><u>NPA 18/00722</u> Norley Farm - Comment 5 Proposed by Cllr Wise, seconded by Cllr Kempe</p>	Clerk
5.2		Planning Appeal	The Public Inquiry against two Enforcements Notices at 2 Tanners Lane, East End, has been postponed.	Monitor

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<b>6</b>	<b>County Council</b>			
6.1		Councillor's Report	Cllr White was not at this meeting.	
<b>7</b>	<b>Highways</b>			
7.1		<b>Shallows</b>		
	7.1.1	Ditch Clearance	The Lengthsman's ditch work is due along with appropriate confirmation with Longdown Management.	Cllr Bell
	7.1.2	Community Payback	The 'Community Payback' team were due to carry out further work on Saturday 6 <sup>th</sup> October. The group did not contact Cllr Bell as had been arranged. Some work started but was stopped by an unknown person.	
	7.1.3	Highway Level	A quote for raising the highway level has been obtained.	
<b>8</b>	<b>Amenities</b>			
8.1		South Baddesley School	Discouraging letter received from Julian Lewis MP about Pupil Admission Numbers. No further action.  Awaiting Traffic Plan from the school – no response to date.	Close Monitor
8.2			Recreation Ground	
	8.2.1	Running Tracks	<ul style="list-style-type: none"> <li>Are in use since the field markers have been placed. Some paint has been added where necessary.</li> </ul>	Cllr Mortimer
	8.2.2	Manhole Covers	<ul style="list-style-type: none"> <li>Repair work was authorised to a cost of up to £300.</li> </ul>	
	8.2.3	Woodland Trees	<ul style="list-style-type: none"> <li>A suitable location for some trees supplied by the Woodland Trust was supported by BPC, for planting with help from local schools</li> </ul>	
	8.2.4	Charity Football	<ul style="list-style-type: none"> <li>A match was approved in November to help raise funds for wheelchair facilities. Mowing will be undertaken when dry just before the event, and the groundsman will mark lines where possible.</li> </ul>	
8.3		Play Area	Cllr England will ask The Last Post why the new Birds Nest beam has not been installed. This work has been outstanding for months.  The new fence between BWMH and the church has been installed. Some extra material will be attached to the fence near the roundabout in case of falls or collisions, as advised by the BPC Play Area Inspector.	Cllr England  Amenities
8.4		Tree Charter Day	A working party has been agreed for Portmore Green on Sunday 18 <sup>th</sup> November.	All welcome
8.5		Burrard Neale Monument	Councillors had read the recent information from the monument preservation group but asked for more information on the planned achievements over the next 18 months. There are no current concerns over ongoing work.	

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<b>9</b>	<b>Finance</b>		
9.1		Payments	Payments of £1142.14 for October 2018 were approved.
9.2		Bank Reconciliation	The reconciliation for September 2018 was confirmed.
9.3		Sub-Groups	Budgets for Amenities and Highways will be discussed
9.4		Budget 2018-19	A proposed budget will be produced on Friday 19 October 2018
			Finance sub-group
<b>10</b>	<b>Clerk's Report</b> (and information received)		
10.1		Clerk	Clerk is in Cornwall From 9 October to 16 October inclusive
10.2		Pylewell Park	Licensing Act 2003 - Grant of Premises Licence (S17) - Time Limited Premises: DOGSTIVAL Dogstival PYLEWELL PARK, PYLEWELL, EAST END Ref: LICPR/18/05739  A Time Limited Premises Licence for an event called Dogstival. A two day family and dog friendly event on the 18th and 19th May 2019. The application is to permit Live Music outdoors, Saturday and Sunday 11:00hrs to 18:00hrs.
10.3		Insurance	Valuable meeting with Mr Paul Chapman (Friday 14 September 2018). His advice is that Hiscox is a very reputable organisation and that BPC does not need to consider an alternative insurer.  He has reviewed our current Hiscox policy. Key points are: <ul style="list-style-type: none"> <li>• BPC is covered for non-commercial activities (e.g. Charity football, Car staging point, Fete, running events, etc.</li> <li>• Donations to BPC are acceptable (e.g. Car staging point)</li> <li>• Any party using the grounds for a commercial activity must have their own insurance (e.g. Burger van)</li> <li>• No inflatables (e.g. Bouncy Castle)</li> <li>• No horse riding (but they could have their own insurance)</li> <li>• Nothing taller than 5 metres</li> <li>• No event involving more than 250 persons (fete?)</li> <li>• Firework events are covered (but need to inform Hiscox beforehand)</li> <li>• Employees and Councillors are covered for their activities, including work on ditches and hedging.</li> </ul> These points are covered by the Policy Wording document

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			However, Clerk has further questions having read the policy wording thoroughly (e.g. Employee cover for bodily injury, cover for those aged 70+ if assaulted). In addition, fireworks are not mentioned specifically.	
10.4		Cycle Event	14 October – very limited info received.	
10.5		Hampshire County Council	The Hampshire County Council is undertaking a review of how residents, Councillors, Clerks and other customer groups contact the County Council with a view to developing a new contact strategy. On-line survey sent to BPC.	
<b>11</b>	<b>IT Summary</b>		Nothing reported this month	
<b>12</b>	<b>External Meetings</b>		None attended this month	
<b>13</b>	<b>Other Business</b>			
	13.1	WW1 Silhouettes	BPC decided to purchase a soldier silhouette for the parish. Proposed by Cllr Bell, seconded by Cllr Mortimer. The soldier will be moved around several sites in the parish.	
	13.2	Services	The remembrance service at St Johns will be attended by several councillors. Cllr England will attend the service at William Gilpin school.	
	13.3	Fireworks	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.	
	13.4	Give Way sign	The Give Way sign at the Red Lion junction (Boldre Lane) has been damaged. This has been reported to H.Highways.	
<b>14</b>	<b>Next Meeting</b>		The next BPC meeting is on <b>Monday 12<sup>h</sup> November 2018</b> , in Boldre War Memorial Hall at 6.30pm	

The meeting closed at 21:35 hrs

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

18/00551	Oakdene Brook Hill, Norley Wood, Lymington SO41 5RQ	Dwelling; outbuilding (demolition of dwelling, annex, garage and outbuildings) Amended Plans.	<u>Comment 5</u>
18/00635	Latisana Church Lane, Pilley, Lymington SO41 5QL	Single storey rear extension; rear and side dormers; alterations to fenestration; cladding; outbuilding; cycle store; demolition of existing outbuilding Amended Plans.	<u>Comment 5</u>
18/00644	Pine Croft Warborne Lane, Portmore, Lymington SO41 5RJ	Single storey extensions; porch; alterations to fenestration; re-roofing; render; 3No. flues; decking	<u>Comment 5</u> As usual there are concerns about light pollution from increased fenestration.
18/00659	Mundens 7 Tanners Lane, East End, Lymington SO41 5SP	Completion of single storey extension; first floor extension; re-roofing; juliette balcony; Internal and external alterations and repairs	<u>Comment 4</u> While supporting the restoration of this heritage asset, Boldre Parish Council is very concerned by the proposed raising of the roof height and some of the other changes. The use of traditional materials is to be welcomed but the original proportions of roof and windows should be retained.
18/00715	Halvergate Pilley Street, Pilley, Lymington SO41 5QP	Re-roof existing conservatory; 2no. rooflights	<u>Comment 2</u> Regrettably, as this proposal is against NPA policy, Boldre Parish Council feels it must recommend refusal unless there is some way in which this can be approved without setting a precedent in these mitigating circumstances.
18/00679	Red Cottage Southampton Road, Boldre, Lymington, SO41 8ND	Two storey and single storey extensions; replacement outbuilding with workshop above	<u>Comment 2</u> Boldre Parish Council supports the renovation and updating of this former workman's cottage. However there are concerns about the size of proposed extensions and outbuilding.
18/00722	Land At Norley Farm, Thatchers Lane, Norley Wood, Lymington SO41 5RT	Retention of stables and tack room as built	<u>Comment 5</u>

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## Log of Parish Recommendations to **New Forest District Council** in October 2018

18/10541	Haven Marine Park Undershore Road, Boldre SO41 5SB (Amended application plans)	Two buildings to comprise a total of 11 separate units to be used as car parking, storage (Class B8) including marine based business use on the ground floor and on the first floor as offices and light industrial (Class B1), removal of existing car park and boat storage to restore Site of Importance for Nature Conservation, boardwalk terraces; bin/cycle storage; access road; parking; landscaping; demolition of existing.
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### Comment 4

Boldre Parish Council supports the need for the redevelopment of this site with suitable work units in this area. However, we question whether these proposals fulfil the criteria required by local industrial/commercial needs. In the **absence of Parish Briefing Notes** clarification is required as to:

1. The definition of storage in practical terms.
2. Parking is not explained adequately. The agent has explained that Hampshire Highways have given an explanation but BPC has not been given this information. Despite the agent's explanation BPC believes:
  - a. A significant quantity of ground floor parking is likely to be used for storage
  - b. The central outside parking area will be unusable when any significant deliveries are received
3. The provision of flexibility of unit size and space provided.
4. How this relates to specific business requirements.
5. Reassurance that existing permission for industrial use should be allowed to continue on this site.
6. Significant flooding has been experienced on this site in recent years. No explanation of flood alleviation has been provided. Parking and storage will be impossible at times.
7. The extension in gross internal area, which must include the ground-floor (from 1796 to 3130 square metres) is not explained.

Without this critical information Boldre Parish Council feels it has to oppose permission at this stage. However, we would hope a delay would allow the details of concern to be addressed.

### 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.