

Boldre Parish Council (BPC) - Meeting held on 10th December 2018

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

Local residents spoke about three New Forest National Park Authority (NPA) Planning Applications.

18/00820 - Dearacres, Lisle Court Road

Mr & Mrs Jakes wish to move a land entrance gate closer to their property to improve security. The existing entrance would be planted, resulting in no net hedge loss. They mentioned that, initially, advice indicated that Planning Permission would not be required. However, this advice has been reversed plus additional requirements about the type of replacement gate.

18/00800 - Campbell House, Lower Sandy Down

Mrs Cassie Strang, a neighbour, detailed her objections to the proposed re-build of this property. For personal reasons she needs the emergency services to have ready access to her property at all times. Her main worry concerned road blockages caused by large delivery vehicles on this very narrow country lane. Other concerns included working hours and damage to verges and ditches.

18/00879 - Tuckermill House, Southampton Road

Ms Amanda Prout outlined the proposed work for a single storey extension and increased window area in her property which is in a tucked away location.

The recommendations of BPC councillors are shown in section 5 below.

----- **Meeting minutes**

				ACTION
1	Apologies for Absence		Cllr Humphreys could not attend this meeting. Cllrs Wise and White were delayed at an NFDC meeting	
2	Declarations of Interest		Cllr England declared an interest in Planning Application 18/00849 Tuckermill House, and Cllr Eden an interest in 18/00905 Walhampton School.	
3	Minutes of the last meeting		The minutes of the meeting held on 12 th November 2018 were approved by Council and signed by Cllr Moore.	
4	Matters Arising			
13 Nov 2017	13.2	Fleur-de-Lys	<i>Car park area</i> Land ownership – Not practical to register Parish ownership of this common land. Cllr Bell to seek information from the Foresrty Commission. Caravan Park owner to be asked to remove no parking notice as this is not his/her land – Clerk to check sign and make contact.	Cllr Bell Clerk
12 Feb 2018	9.5	Recreation Ground	<i>Potential New Access</i> – No further news. Carried forward	Monitor
9 Apr 2018	8.5	Surface water from Hill House School	Incident logged on Hants drainage/flooding website. Potholes are anticipated on the highway when surface water run-off freezes on the Rope Hill road.	HantsCC
9 Apr 2018	9.2	Parish Guide	Estimate for information leaflet awaited. Agreed information will also be added to the BPC website.	Cllrs Keen & Bolton

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14 May 2018	14	Play Area	New fence installed – awaiting invoice.	Monitor
11 June 2018	8.1	St Johns parking	No further progress to report	Highways Group
11 June 2018	8.3.1	Rope Hill	Grid stolen and ditch clearance needed (Ref:21396189): <i>The enquiry you raised has been inspected and does require action.</i> Despite this H.Highways comment the incident has been closed with no action taken.	Monitor ?
11 June 2018	8.3.2	Norley Wood Road	Ditches need clearing on either side of road below Thatchers Lane. This was raised on the Hampshire Flooding website but the incident has been closed with no feedback. BPC to write again when surface water reappears on the highway asking why the BPC enquiry was closed without any feedback. Four properties above Thatchers Lane have now cleared their ditches, but a fifth owner refuses to cooperate with the clearance.	Highways Group
13 Aug 2018	8.5	Bull Hill X-roads	Councillors met H.Highways earlier today. Plans for safety improvements discussed. STOP signs agreed from Bull Hill & NorleyWood roads.	H.Highways
8 Oct 2018	8.1	South Baddesley School	Awaiting Traffic Plan from the school which was due by October 2018 – nothing received to date. Councillors to chase.	Cllr England Cllr Keen
8 Oct 2018	13.1	Silent Soldier	Cllr Bell has the Silent Soldier in store.	Close
8 Oct 2018	13.4	Give Way sign	Boldre Lane junction at Red Lion. Reported to H.Highways by Cllr Bell – no action to date	Monitor
5	Planning			
5.1		BPC Planning	<p>The full agreed Planning recommendations to the New Forest NPA for recent applications are attached at the bottom of these minutes, to be sent to the Development Control section.</p> <p>These recommendations, agreed unanimously except where indicated, were (in summary) as follows:</p> <p><u>NPA 18/00800 - Campbell House, Lower Sandy Down</u> Councillors amended the observations associated with this application to include:</p> <ul style="list-style-type: none"> • A delivery vehicle weight limit of less than 7.5 Tonnes • Working hours to be limited • The need for a controlling Banksman during deliveries <p>Comment 5 was Proposed by Cllr Eden, Seconded by Cllr Moore. 6 Councillors voted in favour with 2 abstentions.</p> <p><u>NPA 18/00806 - Little Shallows, Shallows Lane, Boldre</u> Comment 2 Proposed by Cllr England, seconded by Cllr Bell.</p>	Clerk

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			<p><u>NPA 18/00808 - Towles House at the Walhampton Arms</u> Comment 5 proposed by Cllr Bell and, seconded by Cllr England</p> <p><u>NPA 18/00820 - Land adjacent to Dearacres, Lisle Court Road</u> Councillors discussed the damage that would be caused to existing gorse hedging, the size of the current/proposed access gateway, potential net loss of hedging, and security. After debate, Comment 4 was proposed by Cllr Bell and, seconded by Cllr Moore. This was agreed by a majority of 7 to 1.</p> <p><u>NPA 18/00848 - Garden Cottage, Pilley Street, Pilley</u> Comment 5 proposed by Cllr Eden and, seconded by Cllr England</p> <p><u>NPA 18/00865 - 2 Firtree Cottages, Bull Hill, Pilley</u> Comment 2 Proposed by Cllr Bell, seconded by Cllr Mortimer.</p> <p><u>NPA 18/00873 - Sumaya, Undershore Road, Lyminster</u> Comment 5 Proposed by Cllr Moore, seconded by Cllr Mortimer.</p> <p><u>NPA 18/00879 - Tuckermill House, Southampton Road.</u> Councillors observed that the architectural integrity of this classic 1930's property would be spoilt by the changes proposed. Comment 4 was proposed by Cllr Bell, seconded by Cllr England.</p> <p><u>NPA 18/00905 - Walhampton School, Main Road, Walhampton</u> Comment 5 Proposed by Cllr Mortimer, seconded by Cllr Bell.</p> <p><u>NPA 18/00941 - Halyards, Monument Lane, Walhampton</u> Comment 5 Proposed by Cllr Bell and, seconded by Cllr England</p> <p>Councillors also noted that their refusal recommendations for two previous Planning Applications have resulted in inclusion on the NPA Planning Committee agenda on Tuesday 18 December 2018. These are: 18/00659 – Mundens, Tanners Lane East End, and 18/00740 2 Pitts Deep Cottages, East End BPC Councillors are unable to attend this Planning Committee.</p>	
5.2		Planning Appeal	<p><u>NPA Planning Application 17/00784 - Battramsley Farm</u> BPC have sent a letter to the Planning Inspectorate regarding the appeal lodged by the applicant.</p>	
5.3		NFDC Application	<p><u>NFDC Planning Application 18/10541 – Haven Marine</u> Noted that this application was not discussed at the NFDC Planning Committee in November. Discussion at a later date is anticipated. Further information from Mr Tim Bigg, opposing the current scheme, has been received.</p>	

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6	County Council			
6.1		Councillor's Report	<p>Cllr White raised the possible application by BPC for a community grant toward changes to the pavilion which he suggested might be an ideal project.</p> <p>Potholes are once again appearing on many roads.</p>	
7	Finance			
7.1		Payments	Payments of £1105.88 for December 2018 were approved.	
7.2		Bank Reconciliation	The reconciliation for November 2018 was confirmed.	
7.3		Budget 2018-19	The proposed BPC budget was approved and the requested precept discussed as below.	
7.4		Precept 2019-20	The requested precept from the NFDC is increased by 3% to allow for inflation to £27,637 for 2019-20. Proposed by Cllr England, seconded by Cllr Mortimer.	
8	Amenities			
8.1		Recreation Ground	<p><u>Manholes</u> One frame is broken – repair work was authorised at the September meeting. A quote for this and barriers for the septic tank cover are still awaited from The Lengthsman</p>	Clerk
8.2		Play Area		
	8.2.1	Birds Nest beam	The Last Post have still not replaced the beam	Cllr England Cllr Kempe
	8.2.2	New fence	Invoice still awaited from the fencing contractor.	Clerk
	8.2.3	Roundabout	The new deck has been ordered, but is on 10 week delivery. Three contractors have been asked for a quote for installation but none have replied.	Clerk
	8.2.4	Matting	The same contractors to be invited to quote for cleaning and re-installing several areas of matting. Again, none have replied.	Amenities Group
8.3		Bees Knees	<p>The Bees Knees Pre-school organisation have expressed an interest in the potential use of the pavilion. Major changes would be required to meet their needs. Proposal expected from Bess Knees</p> <p>Cllr Wise will check whether the group is a charity or a commercial organisation.</p>	Bees Knees Cllr Wise
8.4		First Aid Box	First Aid box replaced. Eye bath to be purchased.	Clerk & Cllr Mortimer
8.5		Pavilion	<p><u>Renovation and improvements</u> Advice about possible grants will be reported to a future meeting.</p>	Clerk & Cllr Kempe

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8.6		Lengthsman	The Lengthsman has repaired two benches on Perkins Piece. The Church Lane bench is a different size. Work awaited.	Clerk & Highways
9	Highways			
9.1	9.1.1	Shallows Ditch Clearance	The Lengthsman's ditch work is now due, commencing on 12 December.	Highways
	9.1.2	Community Payback	The 'Community Payback' team carried out further good work on Saturday 1 st December. The highway was swept, and ditches/grips were dug on both sides of the bridge. This was agreed at short notice at the request of the payback team, free of charge.	
9.2		H.Highways	Cllr Bell has met with Colin Hibberd and Andy Harding. Some progress was made. Numerous Highway and Encroachment issues have been raised by Cllr Bell, but H.Highways have declared that no further action is required in all cases.	
9.3		Hampshire Countryside Service	The Hampshire Countryside Service has asked for the BPC requests for Rights of Way priority cutting for 2019. Councillors are asked to walk their allocated Rights of Way over the Christmas / New Year period, as usual to advise requirements at the January meeting	All Councillors
9.4		Speeding and traffic issues	Cllr Bell advised that the Boldre Lane Action Group (BLAG) have prepared proposals for speed and weight restricting measures. BPC advises the group to make any proposals direct to Hampshire County Council. Such proposals are then likely to be sent formally to BPC.	
9.5		Highway surface water	The usual problems are now occurring at the junction of Boldre lane and Rope Hill. No action has been taken by H.Highways in recent years despite dangerous icy conditions resulting due to inappropriate drainage to the adjacent river.	
10	Clerk's Report (and information received)			
10.1		Funding Grants	The £500,000 Parish and Town Council Investment Fund has been launched. Possible funding toward pavilion improvements might be available.	
11	IT Summary		As reported earlier, the Website hosting arrangements will be changing. A 3 year deal at £78 per annum was approved – proposed by Cllr England, seconded by Cllr Kempe. Cllr Moore will action the changes.	Cllr Moore
12	External Meetings		Cllr Bolton attended the Consultative Panel but the presentation on Fibre Optics was not good. Cllr Keen is in contact with the Forest Design group about the proposals for Norley Wood Inclosure(s).	
13	Other Business			

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13.1		War Memorial Hall	WiFi is due to be installed in the hall. A permanent projector is also a possibility.	
13.2		Fly Tipping	4 tyres fly-tipped by the Church Lane bridge. Since removed, probably by NFDC, after a report made by the Clerk	
13.3		Planning	Meeting to be requested with the NPA planning group. The issues around NFDC Planning will be raised at the NFALC meeting by Cllr Moore as other parishes are likely to have common interests.	Clerk Cllr Moore
14	Next Meeting		The next BPC meeting is on Monday 14^h January 2019 , in Boldre War Memorial Hall at 6.30pm	

The meeting closed at 21:20 hrs

New Forest National Park Planning Applications:

18/00800	Campbell House, Lower Sandy Down Lane, Boldre, Lymington SO41 8PP	Replacement dwelling; demolition of existing dwelling	Comment 5 Access to site should be restricted to 7.5 ton maximum vehicles. Working hours should be restricted 8am to 6pm, Saturdays 8am to 12pm and no work on Sundays. Any unloading should be controlled by a banksman.
18/00806	Little Shallows, Shallows Lane, Boldre, Lymington, SO41 8PB	2no. outbuildings; outdoor swimming pool; pump house; pergola; terrace to main dwelling and associated landscaping	Comment 2 This proposed application covers a large area in a rural setting and as such seems out of proportion to the existing dwelling. As illness is mentioned, it may of interest that modifications were made years ago to accommodate a resident with a serious disability.
18/00808	Towles House at The Walhampton Arms, Main Road, Walhampton, Lymington SO41 5RE	Internal alterations (Application for Listed Building consent)	Comment 5
18/00820	Land Adjacent To Deeracres, Lisle Court Road, Lymington SO41 5SH	New access and field gate; removal of existing access	Comment 4 This proposed new gateway would appear to be inappropriate in this narrow lane with much destruction of a mature feature hedge (almost 6 metres) and an inappropriate type of gate. It is noted that the lane is 'green' in the centre indicating very light use; also trees have already been planted by the existing 5 bar gate.
18/00848	Garden Cottage, Pilley Street, Pilley, Lymington SO41 5QP	Detached carport	Comment 5
18/00865	2 Firtree Cottages,	Two storey side extension;	Comment 2

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	Bull Hill, Pilley, Lymington SO41 5RA	alterations to fenestration; outbuilding; new driveway (Demolition of existing conservatory)	This proposal appears to be over the 30% permitted increase.
18/00873	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 5
18/00879	Tuckermill House, Southampton Road, Boldre, Lymington, SO41 8ND	Single storey side extension; new porch; alterations to fenestration; flue; render; demolition of existing conservatory	Comment 4 This classic 1930's property would have its' architectural integrity spoilt if the proposed changes are permitted.
18/00905	Walhampton School, Main Road, Walhampton, Lymington SO41 5ZG	Repairs to The Shell(y) Grotto to include underpinning; roof repairs; re-pointing and re-rendering (Application for Listed Building Consent)	Comment 5
18/00941	Halyards Monument Lane Walhampton Lymington SO41 5SE	Outbuilding	Comment 5

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.