

Boldre Parish Council (BPC) - Meeting held on 14th December 2020

These minutes are from a meeting held using on-line Zoom technology due to restrictions caused by Covid-19 pandemic.

Invitees present: Oliver Moore Alison Bolton Peter Lock Michael White
 Pamela Keen Jacqui England Jo Humphreys

A number of residents were welcomed to the meeting to listen to items of interest.
 In addition, views were presented about three planning applications that were part of the later agenda.

20/00761 – West Ride, Boldre Grange, Boldre

The applicant outlined the basis of the application to improve and thoroughly modernise this 1980s brick bungalow.

20/00781 – Rossenford House, Brook Hill, Norley Wood

A neighbour queried the proposed location of a new replacement outbuilding which might be no larger than the existing but had toilet and shower facilities planned.

20/00856 – Vine Cottage, Boldre

The agent for the proposed changes explained that a new entrance for vehicle access and parking was planned from the Eastern fork of Boldre Lane, leaving the exiting entrance for pedestrian access only.

Meeting minutes

			Actions
1	Apologies		Cllrs Duke, Kempe, Mortimer and Small
2	Declarations of Interest		Cllr Bolton declared an interest in the Planning application (20/00856) for Vine Cottage, Boldre.
3	Minutes of the last meeting		The minutes of the meeting held on 9 th November 2020 were approved by Council for signature by Cllr Moore.
4	Matters Arising		
13 Aug 2018	9.1	South Baddesley	The School Travel Plan. Cllr White was due to speak to Cllr Chadd on Wednesday 11 November. Apparently, the Headteacher is reluctant to produce this document.
09 Mar 2020	15.1	Corona Virus & Covid-19	Councillors and the Clerk will continue to help in conjunction with citizens to support residents in the parish but this reminder will be closed on the minutes
11 May 2020	5.2 (2)	Passford Fm outbuildings	BPC understands a Public Inquiry is scheduled for January 2021.
13 Jul 2020	5.2	Whitelink - phone mast	Permission granted on appeal for the temporary siting of the monopole. Extension timescales are not clear. Cllr Duke has asked NFDC to ensure BPC are kept informed.
10 Aug 2020	7.4	Road Works signage	Some Large Yellow signs still to be removed (after 4 months) Cllr White will chase HCC officers next week.
10 Aug 2020	7.5	Tanners Lane & Foreshore	Email sent to Cllrs White and Duke about an influx of vehicles and visitors to this location, asking about location ownership and parking restrictions. Some 50+ cars have been noted parking on this lane.

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			Cllr Duke has had a response from the NFDC. The roadway is HCC's responsibility and not NFDC. As you enter the foreshore the land up to the bollards is the responsibility of Pyewell Park not the District Council. Once you get past the bollards the land is the responsibility of the NFDC. This land is leased to the South Hampshire Wildfowling and Conservation Association. Note that the bollards have now been replaced by the NFDC with thanks from BPC.	
7 Sept 2020	8.2	Rec. & Pav. Litter	To be discussed when Play Area changes become clearer.	
12 Oct 2020	7.3	HGV Restrictions	<p>A request has been made for signs at the Sandy Down and Lower Sandy Down turnings from the A337. HCC has added these to their "low priority" list</p> <p>More recently some residents have asked if a self-funded installation of signs is possible. Clerk has received the following information from Mandy Ware: (HCC): <i>I will arrange for the sites to be reviewed and the estimated cost of the works calculated as soon as there is capacity to do so but this will not be immediate. I appreciate the importance of these signs to your community and will look to action your request as soon as it is possible but at this time our limited resources are directed to those sites where there is a history of related injury collisions as a priority, and other locations are a lower priority. I will update you as soon as I am in a position to advise further on costs.</i></p> <p>Clerk wrote to two local building supply companies (Travis Perkins and Jewsons) requesting that smaller delivery vehicles be used as routine in Boldre Parish. A similar letter will be sent to New Milton Sand & Gravel, and Farwells.</p>	HCC Monitor Clerk
12 Oct 2020	14.2	BWMH Defibrillator	Access to the unit in BWMH – Cllr Moore has established that a key-pad installation is due w/c 21 December 2020.	Monitor
12 Oct 2020	14.3	Footpaths	<p>An email has been sent to Pylewell Park as the Stile on F502 requires attention.</p> <p>A Finger Post has been requested for Footpath 19 from Hampshire CC Rights of Way. A temporary direction notice has been added to the farm gate by the Clerk</p>	Monitor
9 Nov 2020	6.1 (1)	Drainage issue in Norley Wood	Cllr Keen had sent details about the drainage problem in Norley Wood to Cllr White. A crew has attended site on three occasions but overflow continues to occur. Drainage from private land is involved. BPC believes this investigation continues by HCC.?	HCC
9 Nov 2020	6.1 (2)	Roadside hedge/tree regulations	<p>Hedge/Tree encroachment onto highways was mentioned as the Clerk had asked HCC for clarification of the regulations. No reply to date. Cllr White believed the edge of the carriageway was appropriate.</p>	
9 Nov 2020	6.1 (3)	Cllr White's grants	<p>Cllr White asked BPC for issues that might be appropriate for the grants he is still able to offer in 2020/21. Cllr White has been asked if the Yurt pre-school project could be part funded from his budget. Cllr Humphreys and White will discuss.</p>	Cllrs Humphreys and White

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9 Nov 2020	7.3	Norley Wood road	Cllr Keen noted the large potholes in the highways and the 'mire' each side of the road between Norley Wood and Bull Hill X-roads. Clerk noted there is a pothole request on the HH system raised by another party. Clerk added a further incident (2152760) as a drainage problem	HCC
9 Nov 2020	9.3 (2)	Post Box (existing shop)	The Post Box in the wall by the existing Community Shop might stay in position, as Post Office limited may not approve a further post box at the new Community Shop.	
9 Nov 2020	9.7	Lengthsman Scheme	Cllr White has confirmed that the Parish Lengthsman Scheme will continue in 2021-22	
9 Nov 2020	9.8	Shallows bollard	Clerk contacted HCC about the bollards installed in Shallows Lane in 2018. Mandy Ware has confirmed an inspection will be made by HCC.	
5	Planning			
5.1		BPC Planning	The full agreed planning <u>recommendations</u> to the New Forest National Park Authority (NPA) and New Forest District Council (NFDC) are attached at the bottom of these minutes, to be sent to their Development Control sections. These Planning Authorities decide upon these applications. <i>In summary, the following recommendations were made:</i>	Clerk
	NPA	20/00583	Corner Ground, Norley Wood (AMMENDED PLANS) Comment 4 (Refusal) Proposed by Cllr Moore, seconded by Cllr England. Agreed unanimously.	
	NPA	20/00754	Pippin Cottage, Warborne Lane, Portmore Comment 5 (delegate to the NPA) Proposed by Cllr Moore, seconded by Cllr England. Agreed unanimously.	
	NPA	20/00761	West Ride, Boldre Grange, Boldre Comment 4 (Refusal) Proposed by Cllr Moore, seconded by Cllr England. Agreed with one abstention (Cllr Humphreys)	
	NPA	20/00781	Rossenford House, Brook Hill, Norley Wood Comment 4 (Refusal) Proposed by Cllr England, seconded by Cllr Keen. Agreed with One abstention (Cllr Humphreys)	
	NPA	20/00820	Leyland, Undershore, Lymington Comment 4 (Refusal) Proposed by Cllr Moore, seconded by Cllr Keen. Agreed unanimously.	
	NPA	20/00824	Heywood Close, Church Lane, Boldre Comment 3 (Permission) Proposed by Cllr Moore, seconded by Cllr England. Agreed unanimously.	

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	NPA	20/00835	North Lodge, Pylwell, East End Comment 4 (Refusal) Proposed by Cllr Moore, seconded by Cllr England. Agreed unanimously.	
	NPA	20/00856	Vine Cottage, Boldre Lane, Boldre Comment 3 (Permission) Proposed by Cllr England, seconded by Cllr Humphreys. Agreed, with one abstention (Cllr Bolton who had declared an interest).	
6	County & District			
6.1	Hampshire County Council and NFDC		<p>Cllr White reported that despite reserves being partly used, tax rises can be expected over several years following the virus pandemic. Adult care remains the main challenge. Local hospitals continue to cope.</p> <p>The very recent A337 road closure over some days was discussed at length with Cllr White. Significant roadside damage to verges and ditches resulted from two-way traffic that diverted using Sandy Down, Lower Sandy Down, Royden Lane, Rope Hill and Boldre Lane. BPC received no warning of this road closure.</p> <p>The HCC Traffic Manager has written to Cllr White stating that signs were set out clearly indicating that the side routes were not suitable for passing traffic. However, a significant number of motorists ignored the signs resulting in damage to verges. HCC are discussing potential compensation from SGN to undertake verge repairs</p> <p>SGN crews also reported vehicles using verges, presumably on the main A337 rather than the village lanes.</p> <p>BPC will be writing to HCC about the damaged caused because of the diversion, the lack of notification on closure and the poor-quality diversion signage.</p> <p>Councillors reminded Cllr White that Pilley Hill had been scheduled for full resurfacing several times over the last 10 years – but nothing has been done.</p> <p>BPC thanks were recorded to Cllr White who has decided not to stand in the forthcoming Hampshire Council elections in May 2021.</p> <p>Cllr Duke was not at this meeting, but her report is attached at the bottom of these minutes.</p>	HCC Clerk
7	Highways			
7.1	Priority Incidents		<p>Cllr White gave welcome feedback on three BPC priority 1 highway issues that had been highlighted by the Clerk.</p> <p>1. Royden Lane, Boldre (HCC TickIT reference 21470696)</p> <p>A culvert under the highway is thought to have been largely blocked some years ago during work on-site.</p>	

		<p>BPC have asked for months to meet HCC staff on site, with residents, to agree a way forward. Nothing has happened.</p> <p>HCC have now reported that they have ordered a jetter and camera survey of the system, but resources are limited and currently it does not look like they will attend to this job until early next year as it is lower priority than other work in the system and work constantly entering the system. The priorities are being reviewed weekly and currently this one is not as urgent as other issues by HCC.</p> <ul style="list-style-type: none"> • However, Cllr Bolton reported that a camera was used to explore this problem several years ago and a broken pipe was found but has never been repaired. This is considered urgent by BPC. <p>2. Boldre Lane, Give Way sign, Red Lion junction (HCC TickIT Reference 21458846)</p> <p>Reported by Cllr White and the Clerk in November 2019. Propped up and twisted back into place many times by BPC Councillors. The order was prepared for this work but was challenged as it would overhang private property and make visibility of the sign even worse than now. HCC currently exploring other options.</p> <p>3. Warborne Lane, Portmore (HCC TickIT Reference 21522726 – previously 21423298)</p> <p>This problem was reported by at least two residents in July 2019. The receiving drains were completely clogged with mud. This work was recorded as completed 2/7/20 and the drains reported as free flowing at that time. However, a new incident was raised at the request of HCC in October 2020 as Tarmac/Bitumen had been laid completely covering some gully grids. Apparently, the jet patcher crew mistakenly filled the sunken gully thinking it was a pothole. A return is to be made to raise the cover and rod the connections at the same time.</p>	
7.2	Tree in Shallows Lane	<p>Clerk contacted Longdown Management in mid-November requesting that a tree, leaning at about 40 degrees, be felled or made safe.</p> <p>Since then, two other trees (adjacent to the Perenco oil pipeline) have been removed. Clerk will check that the two trees have not been removed by Longdown.</p>	Clerk
8	Amenities		
8.1	Community Shop BWMH Play Area	<p>There is an understanding that a joint on-site meeting will be called by BWMH involving the hall, shop, BPC and NPA representatives. We await notification.</p> <p>Clerk has checked the insurance of play equipment that is not installed on BPC land. Our insurers have stated:</p> <p><i>“As long as the council have written permission from the landowner stating the Playground equipment can be installed and as long as the land is suitable then this is not a problem. We can cover the play equipment but the land would still need to be covered by the landowner.”</i></p> <p>Clerk will contact BWMH to check their insurance covers the land use.</p>	Clerk

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		<p>Gas and Electricity Utilities have equipment near and under the potential location for moved or new play items. SSE have marked the path of the 11kV cable but could not give depth information.</p> <p>BWMH have informed BPC that there is no gas piping under the proposed Play Area site.</p> <p>Six play equipment supply companies have visited the site. We have received three sets of ideas and quotes so far.</p> <p>A full extraordinary Council meeting is proposed for w/c 4th January 2021 to review the Play Area relocation project that is a key element of the full initiative</p>		
8.2	Pilley Telephone Box repairs	<p>A Payment of £ 380 was approved for the Telephone Box repairs in October 2020. The Council agreed that the phone box is a separate entity from the shop and will not be impacted by any shop relocation. BPC anticipates that the phone box will remain in its current position for the foreseeable future. Refurbishment should go ahead.</p>	Clerk	
8.3	Footbridge repairs at Bull Hill	<p>The BPC Lengthsman had supplied Cllr Kempe with a quotation of £462, plus VAT, for the supply and installation of hardwood timbers for the footbridge. This quotation was accepted unanimously – proposed by Cllr Moore, seconded by Cllr Keen.</p>	Clerk	
9	Finance			
	9.1	Payments	<p>Payments of £ 1645.73 were approved for December 2020.</p>	
	9.2	Bank	<p>The reconciliation for November 2020 was confirmed, including the grant received from Cllr Duke toward the costs of the Play Area project.</p>	
	9.3	Pre-school	<p>A request for a £500 grant has been received from Winchester Social Enterprise/Launchpad Early Years toward the costs of the Yurt pre-school building on the William Gilpin site in Pilley.</p> <p>Clarification has been requested from HALC to check if it is appropriate to award such a grant.</p> <p>BPC approved this grant subject to the HALC recommendation. Proposed by Cllr Humphreys, seconded by Cllr Bolton.</p>	
	9.4	Grant Request St Johns	<p>A request for a £1,000 grant toward the costs of graveyard maintenance was discussed again.</p> <p>The applicants had replied to some questions raised by one Councillor about grass cutting and other maintenance issues.</p> <p>Three large cypress trees have been felled and hedge cutting has continued.</p> <p>The total costs of churchyard maintenance this year will amount to over £5,000.</p> <p>BPC decided unanimously to grant £1000, proposed by Cllr England, seconded by Cllr Humphreys.</p>	Clerk
	9.5	Financial software	<p>Cllr Moore outlined the tasks involved each month covering financial transactions – HMRC analysis and payroll, time sheets, payments due,</p>	

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		<p>bank reconciliation, expenditure and income recording, cheques and VAT analysis/claims. In addition, the time spent on the annual Internal Audit and the production of the Annual Governance and Accountability Return (AGAR) to the External Auditor peaks in April/May.</p> <p>An analysis of the Scribe product had been sent to Councillors before the meeting. Scribe software would assist budgeting, payment listing, bank reconciliation, VAT and AGAR reporting. Local UK support is available and savings in the clerk's time would offset the software cost to some extent. This saving will increase as payroll features become available in Scribe. Payroll and HMRC is time consuming.</p> <p>Cllr Moore suggested that the software be purchased at a cost of about £500 in year one, followed by annual costs of about £300. This was proposed by Cllr England, seconded by Cllr Bolton, and agreed unanimously. Clerk to contact Scribe.</p>	Clerk
10	IT Summary	<p>Details of vouchers toward the costs of high-speed broadband to properties in Bull Hill & Pilley Bailey are still awaited.</p> <p>Bullguard protection software has been installed on the BPC laptop, replacing the previous more expensive package.</p>	Cllr Moore
11	External Meetings	None attended in the last month.	
12	Policies	Policies still to be reviewed and circulated include: Data Protection, the GDPR Statement and Financial Regulations	c/f Cllr Moore
13	Community Links	Cllrs Humphreys will contact the editor of The Bridge to establish if a supplement can be incorporated in a future addition to cover the contents of a new Parish Guide, to be delivered to all parish properties. Potential sponsorship of this edition will be investigated.	Cllr Humphreys
14	A.O.B.		
14.1	Abandoned road signs	The location of several HCC signs needs to be noted in order that the Clerk can ask Cllr England to contact the NFDC requesting collection and disposal	Clerk Cllr England
14.2	GIS information	Clerk attended a remote briefing about 'Parish On-Line' organised by HALC. A month's free trial may be taken by BPC. Highways information (ditches. Culverts, sewers) could be particularly useful.	
14.3	Royden Lane ditch	<p>Clerk will contact NFDC about repairs to the ditch alongside the council owned properties. See also 6.1 above.</p> <p>BPC repairs may be funded to a maximum of £200 in this case, setting no precedent, due to the flooding that already occurs at this location. Proposed by Cllr Moore, seconded by Cllr England, and agreed unanimously.</p>	Clerk
15	BPC Vacancies	Several Council members had met a prospective parish councillor on-line. Congratulations to Debbie Ware who was co-opted to BPC, as	

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		proposed by Cllr England, seconded by Cllr Moore, and agreed unanimously. A second co-option was put on hold as the councillors present could not reach a unanimous decision and a number of councillors were absent.	
16	Next Meeting	The next BPC meeting is on Monday 11 th January 2021 This is likely to be a remote meeting using Zoom technology at 18:30.	

The meeting closed at 21:40 hrs

REPORT TO BOLDRE PARISH COUNCIL - Cllr Jan Duke (NFDC) 14 DECEMBER 2020

Apologies for not putting in a report to the last meeting but please be assured that myself, the Chair, Clerk and other members of BPC communicate via email to deal with any matters which may arise in the interim and, personally, I find this a more effective way of working which allows us the flexibility to target matters which are specially related to my remit as your representative at NFDC. I am sure that all of you have my email address but just in case, it is jan.duke@nfdc.gov.uk although you may well get a response from my personal email as I have a forwarding system which allows me to deal with any matters as they occur even when not logged into the NFDC system.

Once again, we are experiencing lockdown restrictions both general and tiered. As you are aware, we are currently in Tier 2 but I very much hope that we may receive an updated one, I believe 16 December, as to whether these may be relaxed to Tier 1 level. I am sure we all have our own personal views on the effect of and response to the pandemic during 2020. However, I am sure we are all agreed that none of us would want to be in a position of dealing with the issues that our government faces on a daily basis. I think tribute should be paid to local communities for their vigilance during these difficult months allowing us to keep this virus, so far as possible, at manageable levels and helping to keep each other safe.

Community Shop and Play Area

I have been delighted to hear the proposals for the relocation of the Community Shop to an area adjacent to the Boldre War Memorial Hall and it is great news that the children of the local area will be getting an exciting new play area as well. Both projects have my full support and I will endeavour to help in any way I can. I have been in communication with both the Chairman and Clerk and very much hope this has helped to open up potential funding schemes from NPA. I have also given £850 of my Councillor's Community Grant to be used for the project. You may recall that NFDC councillor's were allocated an enhanced allowance for this year up from £650 to £1,000. We are allowed to run our allowances over from one year so I believe my two years allocation totalling £1,650 have been split as £150 to New Forest Hospital Radio (which serves residents from this ward alongside many others), £650 to the Community Shop to upgrade their security following the break-in and the balance of £850 as detailed above.

Draft Waste Strategy and Consultation

I very much doubt that any councillor can fail to be aware of the above. I regularly share information posts from NFDC on the local community Facebook sites - Pilley & Boldre Community, Boldre & South Baddesley News Watch, Sway Hearsay and New Forest Information Group and Sway Hearsay. It is very clear from the comments on these sites that the wheelie bin had become the new Marmite you either love it or hate few are indifferent to it. I hope that you have all taken the opportunity to comment.

I have to say that I am genuinely undecided on this issue so I guess in my case it is more a case of The Curate's Egg than Marmite. I am sure that we are all agreed that something needs to be done to reduce the amount of waste going to landfill and to help protect our environment. What many people do not realise is that while NFDC as a council are responsible for waste collection the responsibility for waste recycling and processing falls to Hampshire County Council. There is no question that correct sorting of waste at point of disposal, ie. by householders aids efficient recycling and reduces contamination. Personally, living in an urban area with very little outside space I would welcome a small food waste container collected weekly that would, in turn, allow me to remove waste liable to decomposition / smell from my black bag thus allowing it to be collected fortnightly. It would also stop the bags being attractive to scavenging animals and birds. Do I want or need a wheelie bin? The jury is out on that question but it will be interesting to see what the consultation brings and what area differences show up. I am attaching a simple table of how NFDC collections fare against other local authorities which I hope you find helpful.

Local Connection Restriction Policy

We are all acutely aware of the problems young locals have in accessing and affording local housing. Rural communities need young locals to preserve local connections and vibrancy. I am delighted to say that NFDC is adopting a new policy under section 157 of the 1985 Housing Act to restrict the resale of properties purchased under the Right to Buy Scheme. Boldre ward is to be covered under this policy.

This was passed by Cabinet at their meeting on December 2nd. Any property sold under RTB will now bear a Covenant which will prevent that property being sold to anyone who cannot prove a local connection to the area in which it sits of at least 3 years. This Covenant will protect that property in perpetuity (or any change in legislation which may affect it).

I think this is a long overdue and I know RTB is something which BPC have had concerns about in the past and until now the only 'protection' that such councils were afforded was a right under the terms of the disposal was, for the first 10 years following disposal, a 'first refusal' to buy back a property at full market value. Whilst it doesn't stop properties being lost to rental stock under RTB it does, at least ensure that they can only be sold on to those who have a local connection. You will be aware that rental property provided by Housing Associations does not have a RTB option.

Whilst I wholeheartedly support this initiative I find it sad that it was not attached to RTB properties back in 1985 and that it has taken some 35 years for this protection to be applied as, sadly, it is not retrospective and will only apply to properties sold under RTB from the date of adoption. However, I very much hope that a side benefit to this might be that landowners may feel more willing to pass over or possibly bequeath land if they feel it would be for the benefit of those with a local connection.

I would like to wish everyone a very safe and happy festive season and very much hope that 2021 will be a better one for all of us. Whoever thought 'normal' would be at the top of our wish lists!

Cllr Jan Duke
Boldre & Sway Ward, New Forest District Council

Appendix 1. Project Integra service comparison

AWC = Alternate week collection, for example, in the case of residual and DMR they would be collected fortnightly on alternate weeks

WCA	Residual frequency	DMR Frequency	Glass collection	Food collection	Garden waste
Basingstoke and Deane	 240L Weekly	 240L AWC	 AWC		 AWC/charge
East Hampshire	 240L AWC	 240L AWC	 Monthly		 AWC/charge
Eastleigh	 140L AWC	 240L AWC	 Monthly	 Weekly	 AWC/charge
Fareham	 180L AWC	 180L AWC			 AWC/Free
Gosport	 240L AWC	 240L AWC			 AWC/Charge
Hart	 140L AWC	 140L AWC			 AWC/charge
Havant	 240L AWC	 240L AWC			 AWC/charge
New Forest	 Weekly	 Weekly	 Monthly		 AWC/Charge
Rushmoor	 140L Weekly	 140L AWC	 AWC		 AWC/charge
Portsmouth	 AWC	 AWC		 Partial roll out/weekly	 AWC/charge

Log of Parish Planning Recommendations to the New Forest NPA in December 2020

20/00583	Corner Ground NorleyWood Rd Norley Wood, Lymington, SO41 5RS	Retention of raised garden terrace (AMENDED PLANS)	Comment 4 – Reasons shown below.
<p>BPC notes the updated application and associated changes. We remain opposed to this application and our recommendation remains comment 4 (refusal). The proposed mitigating screening will block the existing neighbour's views and does not address the fundamental issue that this platform is too high and invades the privacy of neighbouring properties. The construction of this platform is not in keeping with the BPC design statement or planning policy as BPC understands it.</p> <p>The design creates a significant intrusion into the privacy of neighbouring properties and is far beyond what could be considered decking (300mm high). If this scheme is approved it will create a dangerous and unwelcome precedent in Boldre Parish.</p> <p>The applicant comments about existing privacy for Two Pines. BPC feels that this is not relevant as the applicant's design is contributing to additional loss of privacy and designs should as far as possible maintain a status quo. The applicants plan also notes current overlooking, but these are taken from street level. Overlooking afforded by passing glimpses from the road does not intrude into private space in the same way that a fixed permanent raised platform does. The applicants proposed platform will not be at street level and is directly in the horizontal plane of the first-floor windows of Two Pines. This is completely different to looking up from street level whilst passing. BPC would also note the potential for additional nuisance caused by noise from the platform users which through its substantial height will not be mitigated by hedges or other screening at a lower level.</p> <p>The applicant notes that they are not interested in looking back to the neighbour's property. Independent of the applicant's intentions, the platform grants the applicant and any subsequent owners the ability to do so. Similarly, the applicant notes the occasional use of the platform; this cannot be conditioned or enforced. The proposed single tree does not offer sufficient screening, and again cannot be conditioned against removal. BPC respects the applicants desire to enjoy the views within the Parish and would note that a platform of similar height could be erected at the centre of the rear elevation of the property, connected to/adjacent to the rear wall. From this position the platform would afford similar views, with privacy for neighbours maintained through the pitch of the roof on the rear elevation.</p> <p>BPC have visited roads adjacent to the site and remain firmly of the opinion that there are significant issues with the installation and that the application should be refused.</p>			
20/00761	West Ride Boldre Grange Southampton Road, Boldre, Lymington, SO41 8PT	Roof alterations; two storey outbuilding; solar panels; alterations to fenestration; 2no. flues; render; cladding.	<p align="center">Comment 4</p> <p>There is concern about light pollution from the roof lights within the redesigned roof of the main building. The main concern is with the proposed new outbuilding which is not proportionate to the main building – NPA Local Plan Policy DP37 a) & d) applies. BPC would suggest that if granted, conditions are placed to avoid the outbuilding being used as habitable accommodation.</p>
20/00754	Pippin Cottage Warborne Lane, Portmore, Lymington, SO41 5RJ	Single storey extensions; alterations to doors and windows (demolition of conservatory).	<p align="center">Comment 5</p>

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<p>20/00781 Rosseford House Brook Hill, Norley Wood Lymington, SO41 5RQ</p>	<p>Replacement outbuilding</p> <p style="text-align: right;">Comment 4</p> <p>BPC opposes this application for use as habitable accommodation as this latter plan is in contravention of the Boldre Parish Design Statement and Policy DP37 (d) of the NPA Local Plan. BPC would suggest that if granted, conditions are placed to avoid the outbuilding being used as habitable accommodation.</p>
<p>20/00820 Leyland Undershore, Lymington, SO41 5QA</p>	<p>4No. outbuildings; swimming pool; entrance gates; shingle extension to driveway; demolition of 3No. outbuildings; removal of earth bund</p> <p style="text-align: right;">Comment 4</p> <p>The largest of the proposed outbuildings appears to be contrary to Boldre Parish Design Statement and NPA Local Plan Policy DP37 and does not respect the special qualities of the National Park situated as it is in an open landscape and adjacent to the Lymington Reedbeds SSSI. In particular, the potential light pollution from the building at this site next to a nationally important bird roosting area. BPC also has concerns over the suburban entrance gateway.</p>
<p>20/00824 Heywood Close Church Lane, Boldre, Lymington, SO41 5PG</p>	<p>Replacement garage</p> <p style="text-align: right;">Comment 3</p> <p>This new application addresses the objections of the previous one.</p>
<p>20/00835 North Lodge Pylewell, East End, Lymington, SO41 5SJ</p>	<p>Extension to dwelling; extension to outbuilding; cladding</p> <p style="text-align: right;">Comment 4</p> <p>Boldre Parish agrees with the comments of the Conservation Report objecting to this planning application and particularly objects to the enlargement and proposed use of the outbuilding which, once again, is contrary to NPA Local Plan Policy DP37.</p>
<p>20/00856 Vine Cottage Boldre Lane, Boldre, Lymington, SO41 8PD</p>	<p>Formation of new vehicular access; alterations to existing access to form pedestrian access only.</p> <p style="text-align: right;">Comment 3</p> <p>Although not ideal, it is felt the siting of the proposed new access is so much safer than the existing one that it should be accepted. BPC is hopeful that Hampshire Highways will confirm that the design improves safety.</p>

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 have no objection to this planning application and are happy to accept the decision reached by the National Park or NFDC Authority's Officers under their delegated powers.