

# Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> March 2021

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

Invitees present: Oliver Moore      Alison Bolton      Sherwin Small      Lester Mortimer      Vincent Slattery  
                          Pamela Keen      Jacqui England      Jo Humphreys      Patrick Kempe      Peter Lock

A number of residents were welcomed to the meeting to speak and to listen to items of interest. Applicants and opponents of the following Planning Applications addressed BPC:

21/00050 Eden Cottage, Joys Lane, Norley Wood - A resident spoke against this application suggesting that the development was too large, exceeding the expansion allowed under NPA policy, In addition, extra parking along the narrow lane was likely to cause further damage to roadside ditches.

21/00052 The Willows, Brook Hill, Norley Wood - The applicant spoke in favour of this application, outlining the improvements that were due to take place.

21/00103 Shallowmead Nurseries, Boldre Lane, Boldre - A representative of the applicant explained the changes requested to the a condition applied to the original approved application concerning the use of workshop facilities by a proposed tenant of the nursery premises who hoped to move from other Boldre Parish premises. Several Councilors explored the details of the proposed changes.

21/00103 Shallowmead Nurseries, Boldre Lane, Boldre - A resident then questioned the loose wording of the proposed changes, querying the possible expansion of tenant businesses at the site, with the potential impact on traffic and noise.

21/00119 Bluebells, Pilley Street, Pilley - The applicant explained the additional planning request to cover a log store and home office at the location.

## Meeting minutes

				Actions
1	Apologies		Cllr Duke, White and Ware	
2	Declarations of Interest		BPC declared interest en bloc in 21/00037 (the proposed extension to Boldre War Memorial Hall, and 20/00086 (The Bungalow, Pilley St.)  In addition, Cllr Moore declared a conflict of interest in planning application 20/00119, Bluebells on Pilley Hill.	
3	Minutes of the last meeting		The minutes of the meeting held on 8 <sup>th</sup> February 2021 were approved by Council for signature by Cllr Moore.	
4	Matters Arising			
13 Aug 2018	9.1	S.Baddesley school	The School Travel Plan. Cllr White was due to speak to Cllr Chadd on Wednesday 11 November 2020. No progress. Apparently, the Headteacher is reluctant to produce this document.	Cllr White
11 May 2020	5.2 (2)	Passford Fm outbuildings	BPC understands the Public Inquiry is now rescheduled for July 2021.	Monitor
13 Jul 2020	5.2	Whitelink - phone mast	Extension timescales for the permission granted on appeal for the temporary siting of the monopole are not clear. No further news.	Monitor
10 Aug 2020	7.4	Road Works Signs	Signs have been left by HCC for months after work done. Clerk will contact HCC about those at Royden/Church Lane cross-roads and Shallows Lane, and then ask NFDC to remove as fly-tipped items.	Clerk

## Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> March 2021

10 Aug 2020	7.5	Tanners Lane & Foreshore	Unsatisfactory replies have so far been received to BPC questions about day-trippers potentially blocking emergency access to the foreshore along Tanners Lane. Suggestions that the police should be contacted at the time is not considered a preventative measure.  Highway and forest authorities to be further contacted.	Clerk
12 Oct 2020	7.3	HGV Restrictions	At the time of this meeting nothing new from HCC about: <ul style="list-style-type: none"> <li>• Unsuitable for HGVs signs on the A337</li> <li>• The residents' potential request for self-funded signage</li> </ul> However, following a further report by a resident of an HGV stuck along Lower Sandy Down on 2 <sup>nd</sup> March 2021, Clerk contacted HCC again about these problems. No reply as of 6 <sup>th</sup> March 2021.	HCC Monitor
12 Oct 2020	14.2	BWMH Defibrillator	The Defibrillator is now registered with the emergency services.	Close
9 Nov 2020	12	Policies	Those still to be reviewed and circulated include: <ul style="list-style-type: none"> <li>• Data Protection, the GDPR Statement</li> </ul>	Cllr Moore
14 Dec 2020	8.3	Footbridge - Bull Hill	This repair has been completed	Close
11 Jan 2021	9.4	Grant Request	A revised request from the pre-school is anticipated	Cllr Humphreys
11 Jan 2021	7.2	Shallows Lane tree	Longdown Management have confirmed the location of the dangerous tree with the Clerk and are now expected to carry out the required work.	Monitor
<b>5</b>	<b>Planning</b>			
5.1			The full agreed planning recommendations 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 recommendations were:</i>	Clerk
	NPA	21/00004	Forest Edge, Southampton Rd, Boldre - Comment 5 Proposed by Cllr Mortimer, Seconded by Cllr England Agreed unanimously.	
	NPA	21/00020	Myrtle Cottage, Royden Lane, Boldre - Comment 5 Proposed by Cllr England, Seconded by Cllr Mortimer Agreed unanimously.	
	NPA	21/00037	Boldre War Memorial Hall No comment offered as this relates to BPC and its' councillors	
	NPA	21/00050	Eden Cottage, Joys Lane, Norley Wood - Comment 4 Proposed by Cllr England, Seconded by Cllr Kempe. Agreed unanimously.	
	NPA	21/00052	The Willows, Brook Hill, Norley Wood - Comment 2 Proposed by Cllr Mortimer, Seconded by Cllr Bolton Agreed unanimously.	

## Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> March 2021

	NPA	21/00086	The Bungalow, Pilley Street No comment offered as this relates to BPC and its' councillors	
	NPA	21/00091	Wereburne Manor, Vicars Hill, Boldre - Comment 3 Proposed by Cllr Kempe, Seconded by Cllr England Agreed unanimously.	
	NPA	21/00096	Island View, Lymington Road, East End - Comment 4 Proposed by Cllr England, Seconded by Cllr Mortimer Agreed unanimously.	
	NPA	21/00103	Shallowmead Nurseries, Boldre Lane, Boldre - Comment 5 Proposed by Cllr Mortimer, Seconded by Cllr England Agreed unanimously.	
	NPA	21/00104	Leyland, Undershore, Lymington - Comment 4 Proposed by Cllr Slattery, seconded by Cllr Small Agreed unanimously.	
	NPA	21/00119	Bluebells, Pilley Street, Pilley - Comment 5 Proposed by Cllr Small, seconded by Cllr Kempe Cllr Moore declared an interest in this application. Otherwise agreed unanimously.	
	NPA	21/00172	Lake House, Main Road, Walhampton - Comment 3 Proposed by Cllr Moore, Seconded by Cllr England Agreed unanimously.	
	NPA	Possible Enforcement	Growing concerns were expressed about development taking place at the (now) linked properties known as Gorse Hill (Lower Sandy Down) and Elmwood House (Sandy Down). NPA Enforcement will be asked to investigate several possible planning breaches.	Clerk
<b>6</b>	<b>County &amp; District</b>			
6.1	Hampshire County		Cllr White was not at this meeting. Cllr Moore will remind Cllr White about the need for HCC to confirm compensation measures for the roadside damage caused by SGN diversions in December 2020.	Cllr Moore
6.2	NFDC		Cllr Duke was not at this meeting.	
<b>7</b>	<b>Highways</b>		Items carried forward to the next meeting	
<b>8</b>	<b>Amenities</b>			
8.1	Community Shop BWMH Play Area		A joint meeting with Boldre War Memorial Hall and Pilley Community Shop Ltd representatives is due on Wednesday 10 <sup>th</sup> March 2021.	
<b>9</b>	<b>Finance</b>			
	9.1	Payments	Payments of £ 1,813.59 were approved for March 2021.	
	9.2	Bank	The reconciliation for February 2021 was confirmed.	

## Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> March 2021

	9.3	Financial Regulations	A revised Financial Regulations Policy was approved by councillors for updating on the BPC website, proposed by Cllr England, seconded by Cllr Slattery.  In addition, the continued use of Mr Tim Light (of Lightatouch) as the BPC Internal Auditor was approved for 2021, proposed by Cllr Moore, seconded by Cllr England	
	9.4	Risk Assessment	In conjunction with the above policy, the Financial Risk Assessment was discussed and approved by councillors.	
<b>10</b>	<b>IT Summary</b>		No further information available about high-speed broadband in Bull Hill & Pilley Bailey.	
<b>11</b>	<b>Community Links</b>		A Zoom meeting is due on 11 <sup>th</sup> March with Derek Tilley to progress the Parish Guide in conjunction with The Bridge.	
<b>12</b>	<b>External Meetings</b>			
12.1	Consultative Committee		Cllr Bolton reported that an influx of visitors to the New Forest are anticipated in 2021. Fire Risks are increased and BBQs have been completely banned. Enforcement is another matter.	
12.2	NPA Foot & cyclepaths		Cllr Bolton confirmed that she will represent BPC for this initiative.	
<b>13</b>	<b>A.O.B.</b>			
13.1	HMRC 'debt'		Clerk reminded BPC that HMRC advise that we are some £500 in arrears. Clerk has contacted HMRC for an explanation by email and letter but no reply has been received.	HMRC
13.2	Shallows Lane bollards		HCC have agreed that the central bollards, at either end, will be replaced free of charge to correct the faulty installation. BPC may fund the extra cost of more robust bollards.	HCC Clerk
13.3	Lymington Sprites		Lymington Town FC have yet to pay their invoice sent for the matches played in September & October 2020. The invoice for November & December is not expected to be paid.	Cllr Small
13.4	Boldre Lane entrance		The ground entrance at the Burnt House Lane gate is in poor repair. The Lengthsman has been asked to quote for improvements.	Clerk
13.5	Play Area inspection		A request for an inspection of the existing Play Area was agreed following the extra time that this will now be in operation.	Clerk
<b>14</b>	<b>Annual Assembly</b>		This remote meeting is to be scheduled in May 2021 to comply with requirements.	Cllr Moore
<b>15</b>	<b>Next Meeting</b>		The next BPC meeting is on Monday 12 <sup>th</sup> April 2021 This is likely to be a remote meeting using Zoom technology at 18:30	

The meeting closed at 21:00 hrs

**New Forest National Park (NPA) Planning Applications:**

21/00004	Forest Edge Southampton Road Boldre, SO41 8ND	Extension to garage	Comment 5
21/00020	Myrtle Cottage Royden Lane Boldre, Lymington SO41 8PJ	One & two storey extensions; porch; alterations to doors and windows; removal 1no. chimney; demolition of existing single storey extension	Comment 5 The proposed extension to the N side will improve the proportions from the road view. There is still concern about the excessive fenestration which is liable to contribute light pollution affecting the adjacent Roydon Woods SSSI. Contrary to Boldre Design Statement.
21/00037	Boldre War Memorial Hall Pilley Street, Pilley SO41 5QG	Single storey extension to facilitate community shop and post office; 7no. additional parking spaces; relocation of playground; associated landscaping	No Comment can be offered as this relates to Boldre Parish Council and BPC Councillors.
21/00050	Eden Cottage Joys Lane Norley Wood, Lymington SO41 5RW	Single storey extension; roof alteration to existing attached workshop; sewage treatment plant; 2no. gates; access; fencing; landscaping; demolition of existing extension, attached structure and 2no. outbuildings	Comment 4 BPC objects to this application as the proposals exceed the 100sqm limit allowed for small dwellings. It is thought essential to protect this size limit. It is also important to protect the original features where possible and although some have been retained, the staircase, corrugated iron lean-to and privy should be preserved as part of the vernacular character which is becoming increasingly rare. Policy SP 16 & SP 17 – Historic & built environment and Policy DP36 & DP37 Extensions to dwellings & Boldre Parish Design Statement.  BPC notes that the applicant does not agree with the stated size calculations. BPC will be prepared to review this should the calculation be revised by the planning authority.
21/00052	The Willows Brook Hill, Norley Wood, Lymington SO41 5RQ	Roof alterations to facilitate first floor accommodation; porch	Comment 2 BPC is anxious to keep housing of modest size and scale and the low profile of this dwelling should be retained. It is felt the proposed higher roof and inappropriate first floor window would impact adversely on the neighbouring properties in this context.
21/00086	The Bungalow Pilley Street, Pilley, Lymington SO41 5QG	Stationing of a static caravan for living accommodation for a temporary period subject to completion of a replacement dwelling on site under a separate planning application	No Comment can be offered as this relates to Boldre Parish Council and BPC Councillors.

## Boldre Parish Council (BPC) - Meeting held on 8<sup>th</sup> March 2021

21/00091	Wereburne Manor, Vicars Hill, Boldre, Lymington SO41 5QB	Change of use from agricultural to equestrian; stables; hardstanding; demolition 2no. Buildings	Comment 3 There are no concerns with this application.
21/00096	Island View Lymington Road, East End, SO41 5SY	Application for a Certificate of Lawful Development for a Proposed single storey rear extension	Comment 4 BPC objects to this proposal as it appears to be an extension to the side (south) of the property rather than the rear. As such, this does not constitute permitted development in BPCs understanding as it is not to the rear of the principal elevation.
21/00103	Shallowmead Nurseries Boldre Lane, Boldre, Lymington SO41 8PA	Application to vary condition 14 of planning permission 19/00472 for New glasshouse; extension to existing Glasshouse G for A1 Class Use; extension to existing cafe building; creation of new access with additional vehicle parking spaces; landscaping and associated works; demolition of 5no. existing glasshouses to allow subsidiary company to operate under the umbrella of and within the curtilage of Shallowmead Nurseries	Comment 5 This proposal appears to be in accordance with the existing permission and will provide a secure site for a local business which has been plagued by theft.  However, there is also concern that the retail and servicing facility will impact adversely upon neighbouring properties, setting a precedent for engineering with increased noise.
21/00104	Leyland, Undershore, Lymington SO41 5QA	Outbuilding	Comment 4 There is still concern about light pollution from this large outbuilding being so close to Lymington Reedbeds SSSI, an important bird roosting site.
21/00119	Bluebells, Pilley Street, Pilley, Lymington SO41 5QG	2no. Outbuildings	Comment 5
21/00172	Lake House Main Road, Walhampton SO41 5RE	Application to vary condition 2 of planning permission 20/00540 Replacement dwelling and 2No. outbuildings to allow minor material amendment	Comment 3

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.