

Boldre Parish Council (BPC) - Meeting held on 14th February 2022

Those present: Oliver Moore Patrick Kempe Pamela Keen Alison Bolton Vincent Slattery
 Jo Humphreys Eileen Morton Peter Lock Sherwin Small

Meeting minutes

Informative presentations were given by residents and agents about five of the Planning Application due to be discussed by BPC, for: Land behind Gearys Cottage; Lisle Court House; Pylewell House; Shallowmead Nurseries; Snooks Farm.

BPC agreed recommendations for these and eight further applications are shown in section 5 below, with the detailed submission sent to the New Forest National Park Authority listed below these minutes.

			Actions	
1	Apologies		Received from Cllrs Dunning, England & Mortimer	
2	Declarations of Interest		Conflict of Interest was declared for: <ul style="list-style-type: none"> • the road safety items for William Gilpin School (Item 7.4) by Cllr Moore, and • Planning Application 22/00063 by Cllrs Humphreys and Keen 	
3	Minutes of the last meeting		The minutes of the meeting held on 10 th January 2022 were approved by BPC for signature by Cllr Moore.	
4	Matters Arising			
13 Aug 2018	9.1	S.Baddesley school Travel Plan	Cllr Dunning has been to the school and will ask Cllr Oppenheimer for more news. A Traffic Management Plan is still mentioned on the school website but cannot be found. Carried forward.	Cllr Dunning
10 Aug 2020	7.5	Tanners Lane & Foreshore	Clerk reminded <u>HCC</u> on 6 th March 2021 - with particular reference to Health & Safety aspects if an ambulance cannot reach the foreshore when required. Clerk contacted Cllr Dunning and Forestry England again. Carried Forward.	Cllr Dunning F/England
9 Nov 2020	12	Policies	Documents still to be reviewed are: <ul style="list-style-type: none"> • Data Protection and The GDPR Statement (Carried Forward) 	Cllr Moore
08 Mar 2021	8.1	Community Shop	Joint zoom meetings with Boldre War Memorial Hall and Pilley Community Shop Ltd representatives have continued. Notes were circulated to BPC. Next meeting due on 28 th February 2022.	Continues
08 Mar 2021	11	Parish Guide	The Bridge - Parish Guide information due to be included.	C/Forward
9 Aug 2021	8.6	Wildflower border	The seed bed has been prepared and the owners of Island View have been contacted	Close
13 Sep 2021	5.2	Durns	The reference number for this case is QU/21/0160 Clerk has received some information from Ethan Townsend (NPA): <i>See January minutes. No further news</i>	Monitor
11 Oct 2021	8.1	Legal Documents	BPC deeds and Title Plans are still being investigated. Further document purchase may be necessary. These have since been ordered.	Clerk
11 Oct 2021	11.1	Obscure Planning Applications	The application for the <u>Fleur de Lys Caravan Park</u> - 21/00882 - NPA have decided that Planning Permission is required. No further news.	Monitor
11 Oct 2021	12.1	Junior Parish Council	Cllrs Small and Humphreys will investigate possible interest in Boldre Parish. Carried Forward.	Councillors

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11 Oct 2021	12.7	Planning Conditions	Cllr Bolton has contacted the NPA asking that planning conditions request small delivery vehicles, plus the use of photographs taken before and after jobs are done to trigger any verge repairs. A reply is still awaited.	Monitor
8 Nov 2021	6.1.2	Shallows lane bollards	The bollards have been replaced. However, Only 13 of 20 keys have been received. The shortfall has been requested from HCC. Keys have been sent/delivered to Neighbours and Utilities by The Clerk. However, key distribution still to be agreed by BPC Highways.	HCC BPC Highways
8 Nov 2021	8.1	Lease for new Play Area	A draft lease from BWMH has been reviewed by BPC and consolidated BPC feedback provided to BWMH.	Monitor
8 Nov 2021	8.4	Dog Signs	The six 'no dogs' signs for access points onto the Recreation Ground. Are awaited. The supplier has again confirmed they will be sent, after contact was made for a third time on 10 th February 2022.	Monitor
8 Nov 2021	9.1	Pavilion Electricity	An agreement with Scottish & Southern Electricity is likely to continue. Cllr Moore will confirm with SSE. A proposed Smart meter installation is still being considered.	Cllr Moore Clerk
8 Nov 2021	12.3	Access gate	Hudson Davies Close - Clerk has contacted Abri/Radian requesting replacement of the gate with a self-closing design. No further news.	Abri
8 Nov 2021	12.6	Hedge Encroachment	Hedges at The Red Lion and Corner Ground, Norley Wood have now been cut, with thanks. Corner Ground could be better.	Close
8.Nov 2021	12.8	Hill House School	Clerk wrote to Hill House School inviting to the start of a BPC meeting early 2022 to discuss suitable work tasks, insurance and other information. Since this BPC meeting The Clerk has offered to visit the school on 3 rd March 2022 for discussion.	Hill House School & Clerk
13 Dec 2021	4	Speed Indication Device	BPC agreed to help fund the new device for Boldre & East Boldre in December 2021 The Boldre Speedwatch Chair has met East Boldre Parish Councillors who have agreed to purchase the new unit. The Commoners Defence Association and Friends of the New Forest are to be encouraged to use their own volunteers if they wish to utilize the unit . BPC agreed that storage of the unit in the pavilion was not practical. Clerk will send the BPC contribution as agreed in December 2021.	Clerk
13 Dec 2021	5.1	BPC Precept	Clerk has requested the proposed precept from the NFDC	Monitor
13 Dec 2021	6	Remote BPC meetings	Remote Zoom attendance by Councillors is still not permitted but there are indications that such attendance may become acceptable.	Monitor
13 Dec 201	8.2	Kerbing at Vine Cottage	Residents have sent details of the broken kerb at the edge of their property (Vine Cottage) in Boldre Lane to HCC. Their initial request 21501934 has been closed ("Enquiry Complete") Clerk has also raised an HCC incident Reference 21593899 which states "Work passed to Contractor"	Monitor

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10 Jan 2021	7.6	Footpaths F27 F33	Clerk contacted HCC Countryside Service (Helen Barber) again on 10 th February 2022 requesting work on F27 and F33.	HCC Cllr Dunning
10 Jan 2021	8.2.2	Pendulum Swing	The swing has been serviced by HUCK but now needs new arms fitted as some deterioration was found. Quotation received but not yet actioned.	c/f to March
10 Jan 2021	8.3	N.Wood Bus Shelter	The shelter roof is due to be improved. Quotations are being explored. Our Lengthsman is not willing to undertake this task. Any suggestions would be welcome from Councillors.	All
5	Planning			
5.1		The full agreed planning <u>recommendations</u> to the New Forest National Park Authority (NPA) and/or the New Forest District Council (NFDC) are attached at the bottom of these minutes, to be sent to their Development Control sections. These Planning Authorities <u>decide</u> upon these applications.		
	NPA	21/01025	Snooks Farm House, Snooks Lane, Walhampton Comment 5 Proposed by Cllr Moore, seconded by Cllr Small. Agreed unanimously.	
	NPA	21/01045	Snook Farm, Snooks Lane, Walhampton Comment 5 Proposed by Cllr Slattery, seconded by Cllr Small. Agreed unanimously.	
	NPA	21/01097	Snooks Farm House, Snooks Lane, Walhampton Comment 4 Proposed by Cllr Morton, seconded by Cllr Slattery. Agreed unanimously	
	NPA	21/01091	Hillside, Pilley Street, Pilley Comment 5 Proposed by Cllr Moore, seconded by Cllr Kempe. Agreed unanimously.	
	NPA	21/01096	Willows, Brook Hill, Norley Wood Comment 5 Proposed by Cllr Moore, seconded by Cllr Kempe. Agreed unanimously	
	NPA	21/01105	9 Burnt House Lane, Pilley Comment 5 Proposed by Cllr Kempe, seconded by Cllr Slattery. Agreed unanimously	
	NPA	21/01108 & 21/01109	Pylewell House, Pylewell, East End Comment 5 Proposed by Cllr Moore, seconded by Cllr Bolton. Agreed unanimously	
	NPA	22/00028	Shallowmead Nurseries, Boldre Lane, Boldre Comment 5 Proposed by Cllr Slattery, seconded by Cllr Morton. Agreed unanimously	
	NPA	22/00030	Land behind Geary's Cottage, Undershore Road, Lymington Comment 4 Proposed by Cllr Morton, seconded by Cllr Slattery. Agreed unanimously	
	NPA	22/00034	Springbank House, School Lane, Pilley Comment 5 Proposed by Cllr Kempe, seconded by Cllr Humphreys. Agreed unanimously	

	NPA	22/00046	Brackenfields, Southampton Road, Boldre Comment 5 Proposed by Cllr Small, seconded by Cllr Moore. Agreed unanimously
	NPA	22/00062	Lisle House - Basement. This item was deferred, with agreement from the NPA, for discussion at the March BPC meeting
	NPA	22/00063	Great Oaks House, Royden Lane, Boldre Comment 5 Proposed by Cllr Moore, seconded by Cllr Kempe. Agreed by six Councillors. Two had Declared an Interest.
5.2	<p style="text-align: center;">The site of Passford Farm, Southampton Road, Lymington</p> <p>Three Planning Appeals/Enforcements are subject to an Inquiry starting on 22nd February 2022 at the New Forest NPA headquarters. BPC decided not to attend this six-day Inquiry but to re-state (to the NPA) comments already submitted, as follows:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">Case Number 19/00225 Site The Lodge, Passford Farm Cottage</p> <p>Proposal Application for a Certificate of Lawful Development for continued use of The Lodge as a single dwelling house</p> <p style="text-align: center;">BPC Comment 4:</p> <p>BPC deplors this flouting of the special planning conditions of the New Forest National Park. This reinforces BPC's urging the NPA to regulate and enforce its planning conditions.</p> </div> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">Case number 19/00501 Site: The Lodge Annex outbuilding at Passford Farm</p> <p>Proposal Application for a Certificate of Lawful Development for continued use of The Lodge as a single dwellinghouse.</p> <p style="text-align: center;">BPC Comment 4:</p> <p>As this dwelling appears to have been built without planning permission within the curtilage of a listed building BPC remains strongly opposed to this CLD being allowed, as sent in sent in April to 19/00225</p> </div> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">Case Number EN/18/0118</p> <p>Alleged Breach Without planning permission: Site: Passford Farm, Southampton Road, Boldre, Lymington, SO41 8ND</p> <ul style="list-style-type: none"> • the material change of use of two outbuildings to two independent units of residential accommodation (C3 dwelling); • the erection of fencing and other means of enclosure (planters); • the erection of an outbuilding. </div>		

5.3	Dead Tree Snooks lane	Clerk to contact the Senior Tree Officer at the NPA for advice about this tree, in conjunction with Cllr Kempe.	Clerk
6	Reports		
6.1	Hampshire CC	Cllr Barry Dunning was not at this meeting but a £1000 grant has been received by BPC, with thanks, toward costs for the planned H.M.Queen's Jubilee celebrations in June 2022. No further news about Pilley Hill improvements as part of Operation Resilience.	Cllr Dunning
6.2	NFDC	Cllr Duke was not at the meeting.	
7	Highways		
7.1	BPC Highways Strategy	In the absence of Cllr England an initial strategy document (just received) was outlined by Cllr Moore (Chairman) on-screen but he was very unhappy with the content. The document will be sent to all BPC Councillors who were asked to send their feedback to the Chairman.	ALL Councillors
7.2	Parish Highways issues	A meeting was held on Monday 22 nd November with several residents. The BPC Highways sub-group are still due to report. Cllr Morton mentioned that some progress had been made in connection with further Speedwatch locations.	BPC Highways
7.3	The Shallows Lane	Cllrs Slattery, Bolton and The Clerk have discussed ditch and surface clearance with our Lengthsman on site. Work has been agreed with 50% of the costs to be met by Longdown Management Ltd, the riparian landlord. There is no need of work by the Community Payback group at this stage.	Monitor
7.4	Road Safety William Gilpin School	Cllr Humphreys summarised the road safety items that William Gilpin School are seeking. Mr John Ruddy, who is a parent and Governor, is due to attend BPC in March to further explain. Key items proposed to the HCC near the school include (<i>with initial HCC responses in bold italics</i>): (a) 20 mph speed limit when lights flash - possible, depends on practicalities & local support/opposition. (b) Zebra on Pilley Hill, Gilpin Close rejected - do not meet criteria. Worth querying ? - probably not. (c) Footpath from Memorial Hall to Gilpin - possible depending on funding, practicalities & local support/opposition. (d) Zebra across school entrance rejected - criteria not stated. Worth querying ? Yes, what markings can we do? (e) Other school entrance improvements, kerbs, pedestrian fence, bollards?- potentially feasible at this location (f) "20 is plenty" signs - this initiative has been ended.	

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8	Amenities		
8.1	Existing Play Equipment	The larger (red) swing frame has been moved to BPC land for reuse with two Cradle seats. The independent Play Area inspector has criticised the matting and pegs (as used) as Medium Risk.	Amenities
9	Finance		
9.1	Payments	BPC Payments of £ 3,896.81 were approved for February 2022	
9.2	Bank	The reconciliation for January 2022 was confirmed.	
9.3	Bank signatories	A completed Lloyds Bank mandate variation will now allow Cllrs Slattery and Small to sign BPC cheques	Close
9.4	St Johns	A grant request has been received from Boldre PCC - St Johns, for maintenance of the church graveyard. The requested grant of £1,000 was Proposed by Cllr Humphreys and seconded by Cllr Keen. Agreed unanimously.	
9.5	Internal Auditor 2022	This item was Carried Forward to March	
9.6	BPC Mobile phone	This item was Carried Forward to March	
10	IT Summary	This item was Carried Forward to March	
11	External meetings	This item was Carried Forward to March	
12	A.O.B.		
12.1	H.M. Queen's Jubilee	Planning for the Parish Jubilee event has continued. Cllrs Morton and others reported progress including: <ul style="list-style-type: none"> • Afternoon of Thursday 2nd June has been agreed • Hours 12:00 until 17:00 • Hog/Lamb roast and other foodstuffs available from 13:00 • Tug of War rope will be donated by a resident • Grant of £1,000 from the HCC received • Possible Beacon late evening 	Continues
12.2	BPC Tree Warden	This item was Carried Forward to March	
13.3	Death of a senior figure	Clerk was asked to check what obligations BPC may have, with HALC.	Clerk
12.4	Annual Assembly	This item was Carried Forward to March. (Talks on recycling, or heat pumps were mentioned)	
13	Next Meeting	The next BPC meeting is due on Monday 14 th March 2022 At present HMG have instructed that such meetings must be held with Councillors present in person. Remote attendance is not an option.	

The meeting closed at 22:00 hrs

New Forest National Park (NPA) Planning Applications

21/01025	Snooks Farm House, Snooks Lane, Walhampton, Lymington, SO41 5SF	2no. outbuildings; restoration and alterations to existing store building; demolition 3no. outbuildings	Comment 5
21/01045	Snooks Farm Snooks Lane, Walhampton, Lymington, SO41 5SF	Alterations and conversion of existing shellfish processing buildings for use as workshops, office and storage (Use Class B8 and Use Class E(g)); bike storage; 5no. air source heat pumps	Comment 5
21/01091	Hillside, Pilley Street, Pilley, Lymington, SO41 5QG	Outbuilding	Comment 5
21/01096	Willows, Brook Hill, Norley Wood, Lymington, SO41 5RQ	Installation of 14no. Solar PV panels on the garage roof Site	Comment 5
21/01097	Snooks Farm House, Snooks Lane, Walhampton, Lymington, SO41 5SF	Repairs to and Change of use of the existing attached barn/garage to home office; installation of solar panels	Comment 4 There is concern that the required biodiversity checklist has not been completed.
21/01105	9 Burnt House Lane, Pilley, Lymington, SO41 5QN	Single storey extension; access ramp	Comment 5
21/01108 and 21/01109	Pylewell House, Pylewell, East End, Lymington, SO41 5SJ Listed Building Consent	Use of house and land for a period of 15 years for mixed use comprising residential use and the holding of weddings and events with short term accommodation in the house; internal alterations to house; siting of marquee with ancillary generator, oil tank, diesel tank, fencing and storage shed; siting of gazebo; associated parking	Comment 5 (both) However, a condition of permission should be applied to ensure funds are directed to the very necessary renovation and maintenance of this historic suite of buildings, to safeguard its future that any events are used for the renovation and maintenance of this historic suit of buildings.
22/00028	Shallowmead Nurseries Boldre Lane, Boldre, Lymington, SO41 8PA	Single storey building to provide teaching space and distillery (Variation to planning approval 21/00472)	Comment 5

22/00030	Land Behind Gearys Cottage, Undershore Road, Lymington, SO41 5SA	Polytunnel Site	<p>Comment 4</p> <p>This proposed huge polytunnel is situated within a sizeable parcel of agricultural land and it is felt an alternative position could be found which did not have such a negative impact upon Geary's Cottage or other properties in this residential area. The scale and position are not considered appropriate in this situation.</p> <p>BPC questions how chemical runoff from the site would be managed.</p>
22/00034	Springbank House, School Lane, Pilley, Lymington, SO41 5QE	Decking; cladding to two sides of house	Comment 5
22/00046	Brackenfields, Southampton Road, Boldre, Lymington, SO41 8ND	1no. two storey extension; 1no. single storey extension; demolition of conservatory and attached garage	Comment 5
22/00062	Lisle Court House Lisle Court Road, Lymington, SO41 5SH	Basement	<p>Comment 4</p> <p>BPC continues to feel that this development is inappropriate in this picturesque setting, both in size and impact of light pollution near an SSSI and the navigable Solent.</p>
22/00063	Great Oaks House Royden Lane, Boldre Lymington, SO41 8PE	Outbuilding	Comment 5

Comments Key:

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.