

EAST BOLDRE PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 11th October 2016 at 7.00 pm in the East Boldre Village Hall.

Present:

Cllr Mr K Holmes Chairman

Cllr M Gregory

Cllr M Sterling

Cllr B Gregory

In attendance –Cllr M Harris, District Councillor; Mr David Illsley, New Forest National Park Policy Manager; Mrs K Penna, Parish Clerk and 32 residents.

1.0. To accept apologies for absence

Cllr Green; Cllr B Mulhall; Cllr D Drodge.

2.0. Declaration of Interest in items on the agenda

Cllr Holmes declared an interest in item 10.1. and the matter for discussion in the public session.

Cllr Sterling declared and interest in items 13.0.

3.0. To confirm minutes of the meeting held on 13th September 2016

The minutes were agreed and duly signed by the Chairman as a true record of the meeting.

4.0. Public session

David Illsley began the public session by giving a general background of the work of the New Forest National Park planning department. In relation to the proposals being discussed this evening he invited residents to also attend the four public drop in sessions which had been arranged, or to visit the NPA offices to discuss the matter with an officer.

David explained that all national parks do planning and that their individual Local Plans set out the planning policy in the area. Currently there is pressure from Government to find land for around one million houses in the country. In the New Forest, the District Council are planning for 10,000 and the National Park are expected to find 3000 in the next ten years. The NFNPA feels this number is not possible to allow for the protection of the forest. It does however have to consider as many as it can and is looking at the whole park rather than the four main villages as before.

The Draft Plan is currently out for consultation and there are still around six weeks for remaining comments. David highlighted that all comments are read and acknowledged. Following this consultation, another revised draft will be out for consultation next summer. The Government will decide on the eventual outcome.

David then took questions and heard views from the public.

1. The first resident said that the Chief Executive report stated the need to 'protect' the forest. She understands the need for more housing but questioned why five of the seven sites outlined for housing were on greenfield sites.

David explained that the lack of brownfield sites means there are just not enough and greenfield sites must be considered, he said however that most planned housing is on brownfield sites.

2. A resident asked about parking provision for the new homes as parking in the village is already an issue.
David explained that the planning is currently being discussed in principal and that parking provisions would be made.
3. A resident stated that the extending of houses in the parish has put pressure on the area.
4. A resident asked for the number of houses which need to be built.
2,800 – 3,200 houses have been requested in the New Forest over the next 20 years. The current plan allows for only a quarter of these. To satisfy the government, the NFNPA must robustly defend the specialness of the forest and that they believe the area is not appropriate for major development. David encouraged residents to respond in writing to the consultation as all comments are sent to the government and all are read by their planning team.
5. A resident asked what due process was taken to highlight areas for planning.
David explained that a call for sites was put out and many land owners came forward with possible land. Initially 130 sites were put forward and these were first assessed for flooding, services, transport links, nature conservation etc.
6. A resident highlighted that East Boldre has no school, limited bus service, no gas and poor water pressure. Parking on verges has also been raised as an issue by Forestry Commission too.
David said all these points would be considered and that the education officer would be consulted on the issue of schooling. Developers may have to pay to increase school sizes.
7. A resident asked if the NFNPA were aware of the chequered history of the land owner in Gaza Avenue in relation to other planning matters he is involved in.
David said that any developers can have 'characters' but at the end of the day, it is the land which is in question.
8. When asked how the sale of land is made David explained that land owners will sell their land to a developer with an agreement to develop.
9. A resident asked what is defined as 'Affordable Housing'.
They could be Housing Association houses or those with subsidised rents. Affordable sites must be 10 houses or more and the land price would be reflected by what was built on it.
10. A resident stated that many residents had paid a premium for their homes to live in a rural area and asked how these types of building proposals reflected the rural quality.
David said that a lot of work is done with the design team to ensure the design is in keeping.
11. A resident asked why 12 houses had been planned for Gaza Avenue.
David explained that 12 houses was in fact a low density as 30 a hectare was the acceptable amount.
12. A resident said they could understand the need for affordable housing but was concerned that these houses could end up as holiday homes. They asked what could be done to ensure this does not happen.
David stated that it is not possible to monitor the residency of a home.
13. A resident stated that if 50% of homes are affordable and 50% are on the open market, would the price of the open market houses be capped to make them affordable.

David stated that the house prices would not be capped but that the limit on size will hopefully keep them affordable.

14. A resident asked what contribution NFNPA would receive.

David said that they receive nothing for anything less than 10 houses. The contributions that are received can only be used for outside spaces.

15. A resident asked if the number of houses required is pro-rata as the New Forest is a smaller national park.

David said that it is based on population rather than size which makes the New Forest a large national park.

16. A resident questioned the legality of the bungalow currently on the Gaza Avenue plot.

David said he was not aware of any enforcement issues at this early stage of the process.

17. A resident asked if extra housing could be used as a lever to improve the broadband in the parish.

David said that 32 extra houses did not warrant much change on such issues for a parish as a developer cannot be expected to meet the needs of the whole parish.

18. A resident raised the fact that the paddock has commoning rights and asked if this would be considered as an argument not to build on it.

David explained that it would not as there were many properties in town centres which hold commoning rights. The argument for it being back up grazing would be more likely considered.

19. Cllr Harris wanted to make some comments on the matter. He said;

- He felt that the planning group had worked very well on the matter.
- He said that these types of meeting are going on all over the country as everyone is facing the reality of increased housing needs.
- Cllr Harris finished by stating that ultimately the government had the ability to locate sites themselves if they are not happy with the proposals being made.

20. A resident said they had visited the planning office and had been given the impression that no 'affordable' housing would be built in Gaza Avenue.

David was unsure of why this impression would have been given.

21. A resident stated that it was clear infill sites do not provide affordable housing.

22. Another resident stated that there are so many houses for sale in the area, why build more?

23. A resident asked if an infill site receives planning permission will it not open the flood gates for more infill sites to apply for permission.

David said that a site will only be given permission if the criteria is met. If it is not an allocated site, it will not receive planning permission.

The officer was thanked for attending the meeting and answering the questions directed at him. He encouraged residents to respond to the consultation and to call into the planning office if there were any further questions.

The chairman gave permission for item 11.0. to be discussed at this point in the meeting so that residents could hear the update. Mrs Jo Holmes has been working together with Cllr Green in pushing the parish broadband item forward. She told the meeting that an application will be submitted to the Verderer's Court this month for

a broadband cabinet at Hatchet Pond. All stakeholders are in agreement with the proposal so it is hoped the application will be looked at favourably.

If the application is refused, Mrs Holmes stated that the parish may have to look at raising up to £50,000 as the grant award which East Boldre had originally been involved in winning had now been spent in the Test Valley.

An update will be given at the next meeting.

5.0. Clerks' Report

5.1. The Allotment Association Annual General Meeting will be held on Tuesday 25th October at 7pm in East Boldre Village Hall.

5.2. The clerk now has the HSBC bank mandate. Rather than it being held at the bank she would like to ask councillors to take it to the bank with their identification (one item with a photograph and one document with their home address) and then hand onto the next councillor. This month Cllr Mulhall has signed the cheques prior to the meeting as he has given apologies for the meeting.

5.3. The review of the Financial Regulations will now be added to the November agenda as Cllr Green has been extremely busy with work and the clerk would like him to look through the document.

5.4. A resident has informed the clerk that they had seen the mobile speed van deployed in the village one evening. To the best of the clerk's knowledge this is the first night time deployment in the village.

5.5. The clerk has received several copies of the Park Life paper. Please help yourself to a copy.

5.6. Councillors should have received the Information received list and pending list. If there are any items on either for which you require more information, please advise the clerk.

6.0. To receive a report by County Councillor for East Boldre.

County Councillor not present.

7.0. To receive a report by District Councillor for East Boldre.

Cllr Harris told the meeting that Cllr Edward Heron would be happy to attend a future parish council meeting to discuss the matter of broadband.

Cllr Harris is now chairing the Budget Task Committee and is happy to receive any comments.

Finally, it is likely that the recycling and bottle banks are to be reduced from around 100 down to 20. This is due to the increased kerb side collections now in place.

8.0. Finance.

8.1. To agree payments in accordance with the budget and to note bank reconciliation.

Resolved: Payments agreed as shown on table below, income and bank reconciliation.

<i>Payee</i>	<i>Cheque No</i>	<i>Item</i>	<i>Payment</i>
Payments 07/10/16			
K Penna(Paid K Wright)	100552	Salary	£597.13
K Penna(Paid K Wright)	100553	Expenses	£66.70
Kimbolton Fireworks	100554	Fireworks	£247.20
Cruse Bereavement	100555	Grant	£200.00
Total to pay			£1,111.03
Amount to be transferred to current account			£1000.00
Receipts as at 07/10/16		Receipts	
<i>Source</i>		<i>Detail</i>	<i>Amount</i>
Bank interest		Interest	£0.90
NFDC		Precept	£7500.00
Total income			£7500.90
Bank Reconciliation			
Balance as at 07/10/16			
HSBC Current			£1,147.24
HSBC Savings			£28,376.61
Total			£29,523.85
Net bank balance as at 07/10/16			
The net balances reconcile to the cash book for the year to date, as follows			
Opening balances	20,255.72		
Add receipts	18,330.30		
Less payments	9,099.91		
Less unclear payments	37.74		
Total			£29,523.85

8.2. To consider costs of further deployments of the NFDC SLR device in the parish.

The clerk went through the various costs for speed device deployments available from NFDC.

Resolved: Council agreed to defer this matter to a future meeting as a deployment of an SLR had only recently taken place.

9.0. Planning.

9.1. To consider planning applications 16/00755 Wrens Nest; 16/00763 1 Forest View; 16/00783 12 Sweyns Lease.

Resolved: Planning application resolved as shown on the schedule below.

16/00755 E MacWilliam	Wrens Nest Cottage, Main Road, East Boldre, Hampshire, SO42 7WD	Single storey rear extension; raise ridge height to facilitate additional first floor accommodation; Juliet balcony; 4no roof lights.	Comment 4 The council is concerned about the size of the proposed application together with its impact on the surroundings. Questions were also raised about the plans which suggested a second access onto Whithers Lane which the council believes is incorrect.
16/00763 C Cochrane	1 Forest View, Main Road, East Boldre, Brockenhurst, SO42 7WL	One and two storey extensions.	Comment 1
16/00783 A Braid	12 Sweyns Lease, EAST BOLDRE, BROCKENHURST, SO42 7WQ	Single storey extensions (Application for a Non Material Amendment to planning permission 16/00490)	Comment 1

9.2. To consider tree work application 16/0871 Myrtle Farmhouse; 16/0878 2 Warton Close.

Resolved: No comments on either application.

10.0. Amenities.

10.1. To receive an update on the recent allotment inspection.

From a total of 57 plots, 13 grass, 5 vacant, 4 were considered untidy and 1 seriously untidy. There are still some plots which are undergoing clearance of rubbish from the previous plot holder and this was considered. The rest of the plots were considered acceptable, good or outstanding. The clerk stated that she never seen the allotments look so good now of the year. Having had the chance to visit another allotment site recently, East Boldre should be very proud of the condition of both its sites. Consideration of the cost of another skip will be added to the November agenda.

11.0. To receive an update on Superfast Broadband in the parish.

This update was received at item 4.0. with the chairman's permission.

12.0. To receive an update on the defibrillator for the parish.

The defibrillator package has been ordered and Community Heartbeat are awaiting delivery of our chosen cabinet. The gold paint (for the crown) and defibrillator signs have arrived. Lisa Owen and the clerk are considering electricians to fit the defibrillator.

13.0. To discuss pony proof bins.

Cllr Harris has enquired about the possibility of replacing the bins in Sweyns Lease with pony safe ones and is awaiting a decision.

Resolved: This item will be updated at a future meeting once a decision has been received.

14.0. To confirm recent policy reviews.

Resolved: The Financial Regulations will be reviewed and brought back to the next meeting.

15.0. To receive reports from external meetings.

No external meetings have been attended.

16.0. Agenda items for next meeting.

Resolved: Superfast Broadband.

17.0. To confirm the next Parish Council meeting.

Confirmed as 7.00pm on 8th November 2016 in East Boldre Village Hall.

Meeting closed at 8.50pm