

MINUTES

08.11.2016

GODSHILL PARISH COUNCIL

Minutes of the Parish Council Meeting held in the Village Hall, Godshill on Tuesday 8th November 2016 starting at 7.30 pm.

Present:

Cllr Draper - Chairman
Cllr Cakebread
Cllr Fell
Cllr Lintonbon
Cllr Pomphrey
Cllr Thomas
Cllr Williams

District Cllr Bill Dow
Mrs Bev Cornish – Clerk
Eleven members of the public.

Public Session: No questions were raised by members of the public on matters which were not specific to the planning application number 16/00828 which was to be discussed during the meeting.

Cllr Draper said that he was aware that members of the public may wish to make statements regarding the planning application. He said he would be proposing to open the meeting at the point at which the planning applications were discussed and, subject to a majority vote from the Parish Council, the meeting would be opened to the public to allow those statements to be made.

Cllr Bill Dow Report: Cllr Dow reported that there was currently a challenge by the Government to Hampshire County Council making charges for the disposal of DIY waste at its Household Recycling Centres. He said Hampshire County Council had done this to avoid closing some of the centres and reducing the hours of others but the charging had been put on hold until the challenge had been sorted out.

Mr Clem and Cllr Fell recounted some anomalies with regard to the use of a van or 4x4 and the requirements for producing a licence when visiting the Somerley Household Recycling Centre.

102.16 To receive apologies for absence: The Chairman advised that apologies had been received from Cllr Edward Heron.

103.16 To resolve to approve as a true record the Minutes of the Ordinary Meeting held on Tuesday 11th October 2016: Cllr Thomas proposed, Cllr Williams seconded and it was RESOLVED that the Minutes of the meeting held on 11th October 2016 be approved and signed as a true record by the Chairman

104.16 Declarations of Interest:

- a. **To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers:** Cllr Fell declared a personal and pecuniary interest in Minutes 109.16 and 110.16 and did not speak or vote when they were discussed.

- b. To consider any Dispensation Requests received by the Parish Clerk and not previously considered:** No dispensation requests had been received.

105.16 To resolve to note Clerk's Report providing information on recent issues and work completed: Cllr Draper proposed from the Chair and it was RESOLVED that the following report be noted:

19.16: Pitts Wood Bridge: The Clerk had received an email from Mr Bruce Rothnie at the Forestry Commission apologising for the lack of response and promising that one would be provided. His email was received on 12th October and the Clerk was awaiting a response.

78.16: Summer Campsites: The Clerk had yet to receive a response from Lucy Cooper despite chasing.

91.16 Department for Communities and Local Government's Technical Consultation on the Local Government Finance Settlement: The Parish Council's response was sent on 28th October.

95.16: Autumn Parish Newsletter: The Newsletter was delivered to residents on 16th October by the Village Hall Committee.

106.16 Planning and Tree Works Applications:

At this point in the meeting Cllr Draper proposed, Cllr Pomphrey seconded and it was RESOLVED that the meeting be opened to the public to allow statements to be made.

Application No. 16/00828 Paysanne, Godshill Wood, Godshill – Dwelling; detached garage with office over; sewage treatment plant (demolition of existing dwelling and outbuilding):

Mr Graham Davies, project manager, gave a brief report on the actions taken by the applicant to address the issues raised by members of the public and the Parish Council on the last application.

Ms Amanda English advised that the issue of light pollution had been addressed and appropriate glass and automatic blinds would be installed to minimise light spillage from the house and there would be automatic blinds operated by solar cell for the garage roof lights. She also said that they were very keen to move on with the work and to live in the village.

Mr Hugh Edwards read out a detailed statement regarding the floorspace, inappropriate design, glazing, proposed construction, location of the gas tank and klargester and damage to the existing trees.

Mr Clem said there was nothing personal between him and the applicants and read out a detailed statement regarding the inappropriate design, the floorspace and the issue and lack of information about how HGVs would gain access to the site.

Mrs Baker made a brief statement regarding the access by lorries to the site and the positioning and emptying of the klargester.

Cllr Draper thanked everyone for their comments. He advised that the meeting was now closed to any further comments from members of the public.

Cllr Cakebread gave a detailed report based on her assessment of the planning application, the Parish Council Briefing Note and clarifications from the project manager and Ms Deborah Slade, the Planning Officer.

Following a lengthy discussion, Cllr Cakebread proposed, Cllr Fell seconded and it was RESOLVED that whilst the Parish Council supported the principle of the applicants' aims to demolish the existing dwelling and to construct a new dwelling with a garage, several key issues raised by members following consideration of the previous application still remained unanswered and for the reasons set out below, Godshill Parish Council recommended REFUSAL:

Internal Floor Space

The Planning Officer had advised the Clerk that the NPA's interpretation of Core Policy DP11 with regard to attached outbuildings was that if the outbuildings were built contemporaneously with the main dwelling, they could be included in the calculation of habitable floor space for the existing dwelling.

However, as neighbours testify, although the main dwelling was built in the 1940s, the flat roof extension and lean to/storage shed (which is described as a utility room on the plans) were not added until some twenty years later in the 1960s. This is clear from looking at the building because the storage shed is set about one metre into the ground to avoid obscuring the window above it and if it had been built together with the original, this would not have been necessary.

Consequently, the Parish Council concludes that without the storage shed, the internal floor space would amount to a 38% increase which would be contrary to Core Policy DP11.

Lighting

The Bat Report states: "*Bat foraging and commuting activity was recorded along all site boundariesand it is important that this use of the site is not disrupted.*"

The Parish Council was pleased to hear from the applicants that appropriate glass and automatic blinds will be installed to minimise light spillage from the long south-facing wall of floor-to-ceiling windows which would otherwise be very considerable. They also advised that there would be automatic blinds operated by solar cell for the garage roof lights.

The Parish Council requests that this be added as a planning condition if the application were to be approved.

Klargester

Despite the Parish Council's comments on the previous application, no further information has been provided and concerns remain with regard to:

1. Siting:
 - (a) This should be as high as possible, level with the top of the house, so that discharge has time to be absorbed within the curtilage by means of e.g. "French drains" and does not soak into the neighbour's paddock below. The position proposed is too far down.
 - (b) Siting in relation to the kitchen. Because of the above, the kitchen must be at the highest point of the living space. No indication is given on the plans for the kitchen area.
2. Emptying and maintenance: Cleansing Services Group and other companies have advised that it is not possible to pump sludge uphill, and they are not able to provide small enough vehicles for the access track. Details of how the Klargester will be maintained are required.

The Parish Council requests that this be added as a planning condition if the application were to be approved.

Rainwater Disposal

The terrain is very steep, with complex, unstable soil composition and numerous springs. It is imperative that any additional soakaways, drains and gulleys have no adverse effects on the public footpath alongside or on neighbouring properties. In this very special case, the Parish Council anticipated that investigations would already have been carried out, with a comprehensive report attached to the application. It does not consider it to be satisfactory to leave specifications until after planning permission.

Access

1. Temporary access: Godshill Parish Council requires more details of this major construction, including its precise route, to allay concerns expressed at the site meeting as the proposal is to create it on steeply sloping ground, very close to the neighbour's fence and the fenced-off tree and reptile protection areas.
2. Vehicles:
 - (a) According to the Access Statement, the delivery vehicles proposed are 7.5t trucks plus 2.8t trailers which will be very difficult to manoeuvre on the narrow track. Given the tree-protection fencing and the steeply sloping terrain within the site, it is difficult to see how a turning-space large enough for such vehicles could be created, to avoid returning in reverse. There is also concern that large pre-formed concrete sections for the foundations of the house, the Klargester, other major items and liquid concrete may not be able to be lifted into position from small vehicles.
 - (b) Taking advice from a site manager from a major building contractor, the Parish Council believes that the track to the site may well need to be sheet piled.
 - (c) There is no indication of if/how materials are to be transferred from larger vehicles coming from further away. This was alluded to in the previous application but there is no indication in this application.
3. Western track: The long, narrow, soft track uphill from the West, very close to and above fragile old buildings is obviously liable to suffer under numerous construction vehicles. Even if it is eventually restored to the satisfaction of the Forestry Commission, as promised, the normal traffic serving the existing houses may well at times find it impassable during the construction period. There is also the danger of irreparable damage to historic buildings from vehicles slipping down the bank and hitting a wall without foundations. More information is needed on this.

The Parish Council asks that a planning condition be added to require the applicant to be responsible for the repair of neighbours' properties/hedges as well as to satisfy the Forestry Commission.

Garage

Slight changes have been made to reduce the impact of this building. The plans show nothing to substantiate the verbal promise that it will be sunk into the ground by about one metre and possibly pushed back by cutting away the bank. The Parish Council is therefore unable to determine whether these changes are sufficient to make its proportions acceptable and compliant with the New Forest National Park Authority's Supplementary Planning Document entitled 'Design Guide' dated 2011.

No drawings have been provided to demonstrate how the level of the driveway can be lowered to the ground level of the garage or whether the reinforced garage walls will be able to support the weight of the bank

Lastly, the Parish Council requests that planning conditions be added to prevent the roof space of the garage from being used for habitable accommodation and that tree root protection fencing must be in place before any other work, including the temporary access, is started, as specified by both the Arboriculturist and the Tree Officer.

Application No. CONS/16/1140 The White House, Southampton Road, Godshill – Fell 1 x Ash tree: Cllr Draper proposed from the Chair that this application be deferred for decision by the Tree Officer.

107.16 To consider and resolve to agree a response to the National Highways & Transport (NHT) Network Elected Member survey as requested by Hampshire County Council: Cllr Draper proposed, Cllr Williams seconded and it was RESOLVED that the submission of a response be delegated to the Clerk.

108.16 To resolve to approve a request to New Forest District Council for the temporary installation of a Speed Limit Reminder (SLR) device at a site between the pinch points in the Southampton Road: Cllr Draper proposed, Cllr Fell seconded and it was RESOLVED that the installation of a temporary SLR be approved.

109.16 To approve the following payments:

£21.95 – Fordingbridge Town Council – For materials for the Lengthsman.

£8.27 – Cllr R Fell – For materials to install two Litter Bins.

£17.99 – B Cornish – For payment of Renewal of Website Domain Name with 1&1 Internet Ltd.

£174.00 – Mrs S Boyd – For maintenance and planting of the pinch points.

Cllr Draper proposed, Cllr Lintonbon seconded and it was RESOLVED that they be approved.

110.16 Finance and Policy:

	£	Cheque No.
Cllr R Fell - Materials to install litter bins	8.27	100491
B Cornish - Renewal of Website Domain Name	17.99	100492
B Cornish – November Salary	313.40	100493
Mrs S Boyd Maintenance of pinch points	174.00	100494

Balances to be Approved and Noted as at 08.11.16:

Current Account: £17,001.23 Deposit Account: £579.35

Cllr Draper proposed, Cllr Williams seconded and it was RESOLVED that the payments and accounts be approved and noted.

111.16 To consider and resolve to agree to the cancellation of the Budget-setting meeting on 22nd November 2016 and for the consideration of the 2017/18 Precept it to be included in the meeting to be held on 13th December 2016: Cllr Fell proposed, Cllr Lintonbon seconded and it was RESOLVED that the Budget-setting meeting be cancelled.

112.16 Outside Bodies and Representation:

New Forest Association of Local Councils: The Clerk gave a brief report on a recent meeting at which there had been a presentation and discussion on the Consultation on the Local Government Finance Settlement, a detailed report on issues relating to the Safer New Forest Partnership from Hampshire Police, an update on broadband and a report that there was no further progress on the devolution proposal as New Forest District Council was awaiting the contents of the Chancellor's Autumn Statement.

Councillor Training: Cllr Thomas gave a brief report on a recent interesting and informative training session which he had attended with Cllr Williams.

113.16 To resolve to note the Correspondence received: Cllr Draper proposed from the Chair and it was RESOLVED that the following items of correspondence be noted:

1. New Forest District Council – An email from Mr David Broom advising of a re-consultation on the Local Planning Application Requirements which were previously reviewed in 2014.
2. New Forest District Council – An email from Mr Nick Whittington advising of a consultation notice from British Telecom regarding its programme of intended public payphone removals. However, none are located in Godshill parish.
3. Burley Parish Council – A copy email of complaint to the Forestry Commission regarding Fol/EIR Harvestslade Wetland Restoration enquiry.
4. New Forest District Council – An email from Ms Donna Langfield advising of the Chairman's Volunteer Awards and asking for nominations by 24th November 2016.
5. New Forest District Council – An email from Mr Colin Read advising that Hampshire County Council have advised that there is a national backlog of fridges and freezers for recycling that is going to have an impact on the services available to residents.
6. New Forest National Park Authority – An email from Ms Debbie Copping advising of the next NW Quadrant meeting on Monday 14th November at 7 pm at Fordingbridge Town Hall.
7. New Forest National Park Authority – A letter from Mr Steve Avery advising of the consideration of the planning application for the Latchmore Wetland Restoration project on Tuesday 15th November 2016 at 9.30 pm at Lymington Town Hall.
8. Mrs Sonia Green – An email advising that the BT poles have still not been removed from her field.
9. New Forest National Park Authority – An email from Mr Steve Avery advising of a 'call for Brownfield Sites' as part of the Local Plan Review Strategic Land Availability Assessment.
10. Mr Roger Hayhurst – A copy letter of his response to the application for Paysanne, Godshill Wood.
11. Mr and Mrs R Clem - A copy letter of their response to the application for Paysanne, Godshill Wood.

114.16 Any Other Business: Cllr Cakebread advised that she would be raising the issue of the calculation of floorspace under Policy DP11 at the NW Quadrant meeting.

115.16 Next meeting: Cllr Draper confirmed the date of the next meeting as Tuesday 13th December 2016.

With no other business, the meeting closed at 9.01 pm.

Members of the Council considered the foregoing in the matters in consideration of their duties: Equal Opportunities, (race, gender, sexual orientation, marital status and any disability); Crime & Disorder, Health & Safety, and Human Rights.