

MINUTES

13.06.2017

GODSHILL PARISH COUNCIL

Minutes of an Ordinary Meeting of the Parish Council held in the Village Hall, Godshill on Tuesday 13th June 2017 starting at 7.30 pm.

Present:

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

District Cllr Bill Dow

Mrs Bev Cornish – Clerk

Mr Michael Paul, Mr Greg Lashley and Mr Justin Hundley-Appleton of Away Resorts, owners of Sandy Balls.

Thirty-one members of the public.

Cllr Draper welcomed everyone to the meeting and thanked the representatives of Away Resorts for attending to give a presentation on their planning applications and to respond to questions from members of the public.

He advised that at this point in the meeting he would accept questions on matters which did not relate to the planning applications. Prior to when the planning applications were to be considered by the Parish Council he said he would make a proposal to re-open the meeting so that Mr Michael Paul could give his presentation and take questions from members of the public and the Parish Council.

A member of the public advised that he had injured his foot on wire meshing on the footpath beside a stile at the back of Arniss Riding Stables. He said he wished to report it because it was broken and dangerous. Cllr Fell said he would walk the footpath and investigate the issue. Cllr Draper said that the Parish Council appreciated being advised of the issue.

Mr Ray Gibbons asked if the Minutes of meetings could be posted to the website more promptly after meetings and whether draft Minutes could be posted on the website prior to their approval.

District Councillor Bill Dow: Cllr Dow reported that Councillor Mrs Christine Ward was the new Chairman of the District Council and Cllr Melville Kendal the Vice-Chairman. Both councillors were from New Milton. He also reported that Mr Chris Elliott, the Executive Head of Economy, Housing and Planning who had worked for the Council for 30 years, had recently retired.

Mrs Sara Boyd, Litter Warden: Mrs Boyd said that the amount of litter around the village had increased considerably. She said her son, who was completing his Duke of Edinburgh Gold Award, had been helping more frequently as well as her husband, John. She said that John had not been able to return from a litter collecting trip on foot with two bags because they had been too heavy to carry and he had had to drive to collect them by car.

On behalf of the Parish Council Cllr Draper thanked Mrs Boyd and her family for all their efforts in keeping the village so clean and tidy. He said it was very much appreciated by everyone.

29.17 To receive apologies for absence: Cllr Draper advised that apologies had been received from County Councillor Edward Heron.

30.17 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:**

No declarations of interest were received.

b. **To consider any Dispensation Requests received by the Parish Clerk and not previously considered:**

The Clerk confirmed that she had received no requests for dispensations.

31.17 To resolve to approve the Minutes of the meeting held on 9th May 2017: Cllr Lintonbon proposed, Cllr Cakebread seconded and it was RESOLVED that the Minutes be approved and signed as a true record by the Chairman.

32.17 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 Clerk's report be noted:

19.16 Pitts Wood Bridge: The Clerk had not heard anything from Richard Burke and he had not responded to her emails.

183.16 Public Session:

Broken fence post: The broken fence post beside the telephone box had been repaired by Hampshire County Council.

Pinch Point: Hampshire County Council had advised that the pinch point will be repaired by 31st July and before the Highway contract finishes with Amey but Bob Brown was not able to provide a date.

17.17 Village Hall Committee & Funding: The Clerk was to meet with members of the Village Hall and Cllr Williams on Thursday 17th June to discuss projects and funding applications.

At this point in the meeting Cllr Draper proposed, Cllr Fell seconded and it was RESOLVED that the meeting be opened to enable representatives of Away Resorts to give a presentation on the planning applications for Sandy Balls and for members of the public to comment and ask questions.

Mr Michael Paul gave a detailed presentation on the plans which were projected onto a large screen by the Clerk. He said the proposal, which was the first phase in a bigger plan, was to relocate the current car park and to create a more visible area of parking in a half-circle around the Welcome Building in order to create a better flow of traffic around the site as the current system did not work. He also said that the company wished to site 10 modern caravans on the site of the existing car park and to remove the Farmhouse altogether as it was unattractive together with its numerous outbuildings in order to provide and caravan sales area.

A number of residents made statements, asked questions and raised issues on the proposals. In particular:

- The partial removal of the bund and trees currently screening the swimming pool and leisure complex would increase the noise to the private properties on site and along the Southampton Road.
- The consequence of the removal of the car park would be for delivery lorries to be diverted along The Pines to deliver goods to the Woodside Inn and elsewhere as they would not be able to use the current route of driving across the existing car park. This would impact significantly on the lives of current residents and visitors to the site as the lorries would block access and egress from the site whilst they were unloading.
- The very close proximity of the new caravans to the boundary of the site and to the cottages in the Southampton Road from which visitors would be able to overlook from their caravans' verandahs. The suggestion of putting a higher fence to remedy this was not supported.
- More car park spaces was what was required to address the existing traffic problem, not the same number of spaces in a different location.

In response to a question from Cllr Cakebread about Meer Hey, Mr Paul confirmed that it would not be used for car parking and holiday park business in the future.

Cllr Draper thanked Mr Paul for his presentation and members of the public for their input to the debate. He said that he would now close the meeting to the public so that the Parish Council could consider the planning applications.

33.17 Planning and Tree Works Applications:

Application No. 17/00373

Sandy Balls Holiday Village, Southampton Road, Godshill - Change of Use of land for the siting of 10 No. caravans; creation of car parking and caravan sales area; demolition of farmhouse and 9 No. outbuildings; removal of existing car park.

&

Application No. 17/00433

Sandy Balls Holiday Village, Southampton Road, Godshill - Demolition of farmhouse and 9 No. outbuildings; removal of existing car park (Application for Conservation Area Consent):

Following a discussion which included further concerns raised by Cllrs Pomphrey, Cakebread, Fell and Lintonbon, Cllr Fell proposed, Cllr Lintonbon seconded and it was RESOLVED that Godshill Parish Council should recommend REFUSAL for both applications on the following grounds:

1. Traffic:

The plans presented are significantly flawed within the site, while making virtually no improvement to the problems on change-over days on the B3078 and they do not solve the persistent problem of insufficient parking spaces.

At present the car park provides access for delivery vehicles to the Woodside Inn, laundry, etc. The proposals change the road serving the new lodges into a cul-de-sac, forcing delivery vehicles as well as guests in the lodges to use a devious route through very narrow roads, including a quiet area of private residential lodges. This is completely unacceptable as it will hinder/delay residents and visitors arriving and leaving the site and potentially exacerbate the traffic flow through the site.

2. Noise pollution:

The noise from the swimming pool and entertainment area behind the Woodside Inn is at present mitigated by a large bund with tree planting. Application 17/00373 involves removal of a large section of the bund to make room for two extra lodges, which will lead to the noise affecting a good many neighbouring properties.

The noise from the present car park is acceptable, and stops completely at night, whereas holiday-makers in lodges cannot be expected to cease enjoying themselves after dark. This would be exacerbated if hot-tubs were to be installed subsequently which require no planning permission. The proposal therefore is be contrary to CP6 of the NFNPA Core Strategy 2010.

3. Light pollution:

The lodges would add to light escaping upwards, polluting the dark skies of the New Forest. On the very edge of the holiday park these lights would also be visible from nearby residences, including the group of listed cottages nearby. Removal of the trees would also allow more light to escape.

4. Visual effects:

The height of the lodges would be considerably greater than the present fence and hedging which shields the car park from view. Even a higher fence would not hide the roofs and a very tall fence would not be attractive at this important entrance to the village of Godshill.

5. Show ground selling caravans:

This proposal is unsuitable in what is supposed to be a quiet rural retreat in the New Forest National Park, alongside a designated public footpath close to the site entrance.

6. Designated public footpath 7113:

The public footpath already has to make its way through the commercialised area of the paved "piazza" with its shops and public house. It is poorly signposted and not infrequently blocked by entertainments and other activities. At present it does run past an attractive garden and wooded area but Application 17/00373 would replace this pleasantness with a site selling caravans and car park. Please Note: The Application falsely states that the development is not visible from a public viewpoint.

7. Overlooking:

Guests standing on the decking of the caravans would be able to see into neighbouring gardens, and possibly even into windows. If a very high fence were installed to prevent this, it would take the neighbours' light from the South and West.

8. Arboricultural Report:

On the subject of trees to be removed, the details provided are too tiny to read, so Godshill Parish Council has found it impossible to assess the true impact of the development.

However, the Ecological Appraisal in Application 17/00433 did state: "*approximately 25% of the mature trees and 60% of the woodland will be removed.*" Since this sentence was pointed out to the Applicants' Surveyor on Tuesday 13th June, this sentence was changed to: "*A small area of woodland will be removed*". The report does say that dense native planting "should" be included, but that if this is not possible a pond may be installed. Godshill Parish Council cannot accept this lack of firm assurance of generous new planting, and in any case new trees would take many years to grow to a size capable of absorbing light and noise.

The mature trees in the Sandy Balls estate are extremely important, both to Godshill and to the surrounding areas of the National Park. Unfortunately it is well known that the Law protecting such trees is extremely weak and impossible to enforce, so Godshill Parish Council cannot accept that imposition of the conditions suggested would provide sufficient guarantee of tree protection.

9. Recreation Space:

The Preliminary Ecological Appraisal refers to "*large areas of amenity space and a large area of woodland*" which can "*readily accommodate any increase in recreational activity*". In fact the NFDC Site Licence states that 10% of the site should be made available for recreation space and yet the existing amenity space nowhere near complies with that figure. The woods are designated as a Site of Importance for Nature Conservation (SINC) so should not be used for anything other than quiet enjoyment of their special characteristics. This proposal would therefore be contrary to Policies CP1 and 2 of the NFNPA Core Strategy 2010.

10. Caravan Design:

The design of the caravans in themselves would be acceptable if they were deep within the site. However, their design in the proposed location so close to the boundary of the site and partially visible from the Southampton Road within the Conservation Area, means that they do not conform to Policy CP8 and DP6 (e) of the NFNPA Core Strategy 2010.

11. Extension of Caravan Sites:

DP17 of the NFNPA Core Strategy 2010 states that '*extensions to holiday parks ... will only be permitted if it is to enable the removal of pitches from sensitive areas by the relocation of part of a site to a less sensitive area adjoining and existing site providing (b) there will be no increase in site capacity.*' Godshill Parish Council would comment that this proposal appears to be the reverse of this policy.

12. Farmhouse:

Godshill Parish Council wonders whether there has been any consultation on the continued use of the farmhouse for forestry/agricultural workers.

Application No. 17/00314

Stretton House, Blissford Road, Blissford - Replacement garage with storage over; relocation of existing stables; render to main dwelling: Following a brief report from the Clerk who had considered the application with Cllr Cakebread, Cllr Cakebread proposed, Cllr Fell seconded and it was RESOLVED that Godshill Parish Council should Recommend Refusal on the grounds that councillors concurred with the views submitted by the Conservation Officer in stating that the scale of the garage would be dominating within the conservation area. The proposal would therefore be contrary to Policies DP1, DP6 and CP7 of the New Forest National

Park Core Strategy and Development Management Policies (DPD) (December 2010) and the NFNPA Design Guide 2011 Supplementary Planning Document (SPD), which requires Outbuildings to be 'incidental and subservient to the dwelling in scale and appearance'.

Application No. CONS/17/0419

Land adjacent to The Old Farmhouse, Woodgreen Road, Godshill - Prune 1 x group of Macrocarpa trees: Cllr Draper proposed, Cllr Fell seconded and it was RESOLVED that the decision be left to the Tree Officer.

Application No. CONS/17/0440

Lane End, Purlieu Lane, Godshill - Fell 1 x Group of mixed species including Holly, Ash, Cypress and Willow trees: Cllr Draper proposed, Cllr Fell seconded and it was RESOLVED that the decision be left to the Tree Officer.

34.17 To approve the following payments:

£35.00 - Information Commission – Annual registration.
£412.50 - Mrs Sara Boyd – 1st Payment for her Litter Warden role.
£50.00 – Fair Account – For completion of Internal Audit for 2016/17.

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

35.17 Finance and Policy:

a. To resolve to approve the payment of the Accounts:

	£	Cheque No.
Information Commissioner - Annual registration	35.00	100519
Mrs Sara Boyd - Litter Warden payment	412.50	100520
Fair Account – Completion of Internal Audit 2016/17	50.00	100521
B Cornish – June Salary	316.51	100522

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

b. To resolve to approve the Bank balances – Cheque and Reserve Accounts:

Current Account: £16,847.78 Deposit Account: £579.82

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

36.17 To consider and resolve to approve the Governance Statement for 2016/17 for submission to the Parish Council's External Auditors following completion of the Internal Audit: Cllr Draper proposed, Cllr Lintonbon seconded and it was RESOLVED that the Governance Statement for 2016/17 be approved by Godshill Parish Council.

37.17 To consider and resolve to approve the Accounting Statements contained in the Annual Return and Statement of Variances for 2016/17 for submission to the Parish Council's External Auditors following completion of the Internal Audit: Cllr Draper proposed, Cllr Lintonbon seconded and it was RESOLVED that the Accounting Statements contained in the Annual Return and Statement of Variances for 2016/17 be approved by Godshill Parish Council.

38.17 Outside Bodies and Representation:

Footpaths: Cllr Fell gave a detailed report on his recent survey of the parish's footpaths and the issues with each footpath he had inspected. He said there was a lot of work to be done to bring some of them up to a useable state and he said he had been in contact with the Countryside Access team at Hampshire County Council, who had been helpful, and who would be sending him some footpath signs to be affixed to posts on each route. He said it would be good if the Lengthsman could clear footpath 758 which was completely blocked and also to repair the gates which had fallen out of alignment.

The Clerk agreed to liaise with Cllr Fell to ensure a list of tasks was sent to the Lengthsman for his visit on 26th June and for future visits. She also said that Jan at Arniss Riding Stables was happy to meet to discuss the proposal to replace the last two stiles on her land which could be replaced with kissing gates.

Cllr Draper thanked Cllr Fell on behalf of the Parish Council for all the work he had done and was continuing to do to improve the network of footpaths across the parish.

39.17 To resolve to note the Correspondence received:

1. New Forest District Council - Licensing Department - 5 applications for Temporary Event Notices for outdoor cinema at Sandy Balls - 7th June, 11th June, 14th June, 18th June, 21st June.
2. Mr Steve and Mrs Claire Bartlett - A copy letter sent in response to the Sandy Balls planning applications.
3. Mr Matt Robb - An email expressing concern by the Cricket Club about dog fouling on the cricket pitch.
4. New Forest National Park Authority - An email enclosing the agenda for the North West Quadrant meeting on 19th June.
5. Ringwood & Fordingbridge Footpath Society - An email enclosing the June edition of Waymark.
6. Hampshire County Council - An invitation to attend an Electric Vehicle Charging Point briefing on Monday 3 July 2017 at Hampshire County Council's office in Winchester. Registration is from 8.30 am with the event starting at 9.00am until 12 noon.

40.17 Any Other Business: No additional matters were raised.

41.17 Next Meeting: Cllr Draper confirmed the date of the next meeting as Tuesday 11th July 2017.

With no other business, the meeting closed at 9.20 pm.

Councillors are asked to note that in the exercise of their functions, they must take note of the following: Equal Opportunities (race, gender, sexual orientation, marital status and any disability); Crime & Disorder, Health & safety, and Human Rights.

Any person who may have difficulty with access to the meeting through disability is asked to advise the Clerk on 01725 513874 at least 24 hours before the meeting so that every effort may be made to provide access.