

East Boldre Parish Council
Minutes of the meeting held at the village hall
on Tuesday 13 December 2022

Councillors present: Bev Hawker (Chair), Ian Moyse (Vice-chair), Mike Husband, Rebecca Gabzdyl, Anna Rostand

Also present: Liz Welch, Parish Clerk

In attendance: 7 members of the public

1.0 To accept apologies for absence

Received from Cllr Teresa Morrissey.

2.0 Declaration of interest in agenda items

Cllrs Hawker and Rostand declared a non-pecuniary interest in East Boldre Community Stores (item 7). Cllr Hawker advised that Cllr Gabzdyl has decided to stand down as Cllr and went on to thank Rebecca for her hard work and invaluable contributions over the years. A round of applause followed to reiterate Councillors' gratitude.

3.0 To confirm minutes of the previous parish council meeting

Cllrs approved the minutes of the meeting held on 8 November 2022.

3.1 Councillors approved unanimously the 2023/4 budget forecast for 2023/24 (item 5). Other matters arising will be raised at the next parish council meeting.

4.0 To consider appointment for Cllr vacancy by co-option

The Clerk received an application for the Cllr vacancy from Mike Urwin. Cllrs Moyse, Rostand and Husband recommended the applicant, who was approved unanimously.

5.0 Finance

RESOLVED:

2023/24 budget forecast approved (item 3).

6.0 Public session

A member of public offered an overview of planning application 22/00825 FULL. The applicant, East Boldre Community Store Ltd (EBCS), exists to safeguard the village shop and PO, once again under threat of closure in a community where 9% households do not own a car. EBCS have requested a change of use from F1 to F2a, focussing on sustainability, enhancing the existing site and celebrating the historical importance of the chapel. While supporting the proposals, Cllr Moyse asked about the impact of the proposals on neighbours and parking provisions, noting the narrow lane. A second member of public explained that the adjoining hall will be demolished to create 12 parking spaces including 2 disabled spaces, and the demolition is supported by immediate neighbours. A member of public also added that the existing walkway will be extended and the small garden area which included gravestones will be thoughtfully landscaped. Cllr Hawker asked a question reflecting the historical importance of the site; a third member of public confirmed that a small heritage area will be created in the building to capture the importance of the former chapel for generations to come. In response to a question from Cllr Husband, the second member of public explained that the window of a property backing onto the site will remain obscured, adding that only positive comments have been received to date on the planning portal. Cllr Husband noted the

Chairman's signature:

Date: 10/01/2023

initiative brings robust benefits to the community, including local employment and an environmental commitment. Cllr Moyse asked about the 30% rule. The second member of public explained that the hall had to go since a condition of planning approval in 1991 stipulated that the hall could only be used as a church hall. Mike Urwin asked about the possible impact on village hall refurbishment plans; Cllr Husband replied that the matter has been raised and the projects will be mutually supportive. Cllr Hawker noted that the application, if successful, would mean the the current approved planning for the shop at the village hall would be removed. Cllr Husband commended EBCS volunteers who have worked tirelessly since 2017 and who deserve Parish Council support.

Cllrs went on to consider application 22/00771 FULL. Cllr Moyse noted that the outbuilding would replace two smaller existing structures which appears to look bigger. The site is starting to look overcrowded.

7. Planning applications

RESOLVED:

22/00771 FULL	Clovelly, LYMINGTON ROAD, EAST END, LYMINGTON, SO41 5SS	Outbuilding	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: The use to be non-residential only; concern that the plot may be overcrowded.
22/00825 FULL	East Boldre Baptist Church, CHAPEL LANE, EAST BOLDRE, BROCKENHURST SO42 7WP	Change of use to Community Store; rainwater harvesting tank, air conditioner units; solar panels; cycle repair station; cycle rack; bin store; vehicle charging point; calor gas storage; creation of parking bays; access alterations; hard standing	We recommend PERMISSION, for the reasons listed below: Cllrs are particularly pleased to note additional parking spaces have been added to plans. The Parish Council fully supports this project due to the high importance of maintaining a Village Shop/Post Office. It will also continue to provide important local employment. The use of this now empty building for the purpose seems eminently sensible.

Tree works: Cllrs noted the update from NPA Senior Tree Officer, that 22/00912CONS to fell an oak have been withdrawn and the tree will instead be pruned at Clearsprings. Deadlines for 22/00830CONS and 22/00845CONS have passed and no issues were raised. Case 22/00922 to prune an oak tree at Rosewood Cottage was noted and no concerns raised.

ACTION:

Clerk to inform NPA Senior Tree Officer.

8.0 Agenda items for next meeting

To be advised.

9.0 Date of next meeting

The next parish council meeting will take place at 7pm on Tuesday 10 January at East Boldre village hall.

The Chair closed the meeting at 19.40.

Chairman's signature:

Date: 10/01/2023