

EAST BOLDRE PARISH COUNCIL

Minutes of the Parish Council meeting held in East Boldre Village Hall on Tuesday 14th September 2021 at 7pm **Present:**

Chair - Cllr B Hawker

Cllr I Moyes

Cllr M Husband

Cllr K Holmes

Cllr Gabzdyl

Cllr Clark

Cllr Drodge

In attendance: Mrs Nicola Curzon, Parish Clerk; Cllr Harris, District Councillor; ten members of the public

1.0. To accept apologies for absence.

Cllr Mans

2.0. Declaration of Interest in items on the agenda.

Cllr Hawker and Cllr Gabzdyl declared a non-pecuniary interest in agenda item 9.1, application 21/00759. Cllr Husband, Cllr Holmes, Cllr Clark and Cllr Moyse all declared a minor interest in the same item. Cllr Gabzdyl also declared an interest in application 21/00748.

3.0. To confirm minutes of the meeting held on 10th August 2021.

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

3.1. Matters arising from the minutes

None

4.0. Clerks' report (Circulated) FOR INFORMATION ONLY

- A resident from Chapel Lane approached the parish council, concerned about the number of pot holes in the road. Although it is clear that some repair work has been carried out, the clerk has contacted the Beaulieu Estate to ask when they are likely to finish the work. The Beaulieu Estate manager will get back to the clerk to give an update on completion of the work.
- A couple of allotment holders requested reducing the size of their plots. Two local residents who were on the allotment waiting list have now taken over part of these plots
- New Forest District Council has received an application to nominate the East Boldre Post Office & Stores ('the Post Office') Main Road, East Boldre SO42 7WD as an asset of Community Value ('ACV') under the provisions of the Localism Act 2011. The main criteria in this nomination is whether the Post Office is an asset of community value in that its current use furthers the social well-being or social interests of the local community (which include cultural, sporting or recreational interests) and that this will continue. If the council have any comments to make on the proposal, including in particular any comments about the supporting statement/business plan, they must let NFDC know before 5 October 2021.
- The clerk is also delighted to report that the PKF Littlejohn has completed the external audit: No matters have come to their attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

5.0 To receive a report by County Councillor for East Boldre. FOR INFORMATION ONLY

None

5.1 To receive questions on the report by the County Councillor.

None

6.0 To receive a report by District Councillor for East Boldre. FOR INFORMATION ONLY

In July, Cllr Harris mentioned an idea for introducing more affordable housing in Sweyns Lease. Having sought advice from NFDC, he apologised for raising expectations because it was not a viable proposition.

Chairman's signature:

Date: 12/10/2021

6.1 To receive questions on the report by the District Councillor.

Cllr Husband thanked Cllr Harris for his help ensuring that an inhabited caravan was removed from the front garden of a council property on Sweyns Lease, Cllr Holmes expressed concerns that a new inhabited caravan is now sited at the same property.

Cllr Harris also highlighted the new NFDC policy which enables the council to identify properties which have remained vacant for more than two years, and insist on a property sale or purchase.

7.0 Public session.

Eight members of the public asked if they could comment on planning application 21/00759. A member of the public also asked to speak about application 21/00764.

Due to the number of people wishing to comment on planning applications, Cllr Hawker asked agenda items 9.1 and 9.2 be heard before finance was considered by councillors.

9.0 Planning**Resolved**

21/00653	Conversion of Tennis Court to Menage	MANOR BANK COTTAGE, MAIN ROAD, EAST BOLDRE, BROCKENHURST, SO42 7WT	We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. The parish council would like conditions put in place to ensure no commercial use and no permanent lighting is installed.
21/00701	Application to vary condition 2 of planning permission 20/00050 for Outbuilding; swimming pool; removal of 2no. caravans	WORMSTALL HOUSE, ROWES LANE, EAST END, LYMINGTON, SO41 5SU	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: The effect on surrounding heathland, the effect of noise on surrounding properties, visibility from the road.
21/00748	Roof alterations and addition of door to garage and store; porch; external boiler; demolition of conservatory	STOCKBRIDGE HOUSE, HEATH LANE SO42 7WF	We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.
21/00808	Single storey rear extension; pitched roof to replace flat roof on existing garage; installation of solar voltaic panels; Demolition of existing store	TURNSTONE COTTAGE, MAIN ROAD, EAST BOLDRE, BROCKENHURST, SO42 7WU	We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. The parish council expressed concerns about the number of skylights proposed and how this would impact on wildlife at night.
21/00771	Menage; horse walker	WILLOW COTTAGE, MAIN ROAD, EAST BOLDRE, BROCKENHURST, SO42 7WT	We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. The parish council would like conditions put in place to ensure no commercial use and no permanent lighting is installed.

Several residents requested permission to speak about the planning application for **EAST BOLDRE POST OFFICE**: The following concerns were highlighted by residents who live in the immediate vicinity of the village shop:

- Impact on parking with increased footfall for shop
- Increased traffic – causing safety concerns
- Increase in deliveries (antisocial hours, noise impact)
- Impact on residents of Matthews Lane (poor parking making it difficult to exit road)

Chairman's signature:

Date: 12/10/2021

- Lorry deliveries might be made via Matthews Lane

The following comments were made in favour of the planning application:

- The village has lost so many amenities already – it cannot lose its shop.
- The shop is a vital amenity for many residents, particularly the elderly.
- The post office is an essential amenity for many residents.

Clarification of business plan by Cllr Gabzdyl:

- The shop needs to be sustainable (hence planning application for larger footprint of shop floor)
- More local suppliers, deliveries during shop opening hours using small vehicles
- Deliveries will be made on main road not via Matthews Lane
- Business plan to rectify trade decline of 27% over past 10 years.
- Increase in shop opening hours to spread footfall (not closing over lunch period)
- Much research has taken place into location of village shop, there is no other viable location.
- Cllr Gabzdyl contacted Forestry England regarding parking spaces. They informed her that in 2014 the Parish Council were offered the opportunity to lease 22 spaces (£2000 for 10 years) this was declined by the Parish council. The area has now become a triple SI area and therefore will be more difficult to convert back to parking spaces. Cllr Holmes was chairman at the time and recalled that the lease was only for 3 parking spaces. This needs further discussion by the Parish Council.

Resolved:

21/00759	Change of use of residential ground floor area to retail use	EAST BOLDRE POST OFFICE, MAIN ROAD SO42 7WD	We recommend PERMISSION, for the reasons listed below: Although concerns were expressed by councillors and members of the public about increased traffic, impact on Matthews Lane, increased deliveries and impact on parking, the parish council realise the huge importance of the shop and post office to residents of East Boldre. The parish council request that if planning permission is granted that it may only be used by East Boldre Community Stores Ltd. The parish council would like to work with NFDC, Forestry England and NFNPA to resolve parking issues in the village.
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A member of the public asked to comment on the planning application for Hatchet Pond Car Park:

The parish council confirmed that although the car park will be moved, and in doing so, land will be returned to grazing - it will still accommodate the same number of parking spaces.

Resolved:

21/00764	Relocation of Hatchet Pond car park and restoration of the old car park	HATCHET POND CAR PARK, B3055, HATCHET LANE, BEAULIEU	We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. The parish council request that NFNPA and Forestry England to monitor the impact of these changes on Hatchet Pond.
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9.2 To discuss tree works CONS/21/0422.

Resolved: The parish council will accept the decision made by NFNPA, however they would like to promote trees and make an 'informal' request for replacement planting.

The parish council will also look at obtaining free trees from the Woodland Trust Free Trees for Schools and Communities - Woodland Trust and organise a village wide planting project in future.

Chairman's signature:

Date: 12/10/2021

8.0 Finance.

8.1 To receive payments in accordance with the budget and to note bank reconciliation (circulated).

Resolved: Payments for September 2021 were received as shown on the table below:

East Boldre Parish Council payment schedule					
Date	Payee	Detail	Folio	trans	Amount
Payments					
31/08/2021	plusnet	parish council phone	37	d/d	£7.80
31/08/2021	Royal Mail	po box	38	d/d	£36.60
06/09/2021	e mango	website hosting	39	bacs	£360.00
06/09/2021	PKF Littlejohn	External audit	40	bacs	£240.00
06/09/2021	N Curzon	Clerk expenses	41	bacs	£44.23
06/09/2021	N Curzon	Clerk salary	42	bacs	£634.88
06/09/2021	microsoft	office 365	43	d/d	£5.99
Total payments					£1,329.50
Receipts					
12/07/2021	hsbc	bank interest	44		£0.15
Total receipts					£0.15
Money transferred			45		£2,000.00
Bank reconciliation					
Balance as at date					
HSBC Current					£1,959.70
HSBC Savings					£13,453.00
Less unrepresented cheques		microsoft - office 365			-£5.99
Net bank balance as at date					<u>£15,406.71</u>
The net balances reconcile to the cash book for the year to date, as follows					
Opening balances					£15,695.92
Add receipts					£9,423.76
less payments					-£9,712.97
Closing balance as per the balance sheet					<u>£15,406.71</u>

8.2 To consider grant applications from Victim Support and New Forest Disability (circulated)

Resolved: The parish council will award a sum of £50 to each charity.

When time allows, councillors will reconsider how grant applications are managed and awards considered.

10.0 To receive a broadband update.

CLr Husband informed the council that following a recent telephone conversation with Steve Harris from Open Reach he can confirm that broadband work is now underway on 4 out of 6 of the sites in East Boldre. There are still ongoing issues with 2 sites at East End. Open Reach is in discussion with Natural England to resolve these issues. Stuart Newy (who has been working with CLr Husband) has written to MP Julian Lewis, he has also logged a complaint with Natural England who have not responded to any communication.

11.0 To receive reports from external meetings.

CLr Hawker informed the council about the recent CPR/defibrillator training offered to East Boldre residents. CLr Hawker has been communicating with Helen Bradley from Dibden and Hythe Parish Council about re-instating the 112 bus service. Helen has been given more time by Dibden and Hythe to take the project forward and will be in touch with East Boldre soon.

CLr Hawker thanked the councillors and East Boldre residents who helped put together a response to the NFNPA management plan.

CLr Husband attended the NFALC meeting.

Chairman's signature:

Date: 12/10/2021

12.0 Agenda items for next meeting.

Speed watch

Broadband

13.0 To confirm the next Parish Council meeting as 7.00pm on Tuesday 12th October 2021 in East Boldre Village Hall.

The meeting closed at 9.10pm

Chairman's signature:

Date: 12/10/2021