



# Hordle Parish Council

*Serving the communities of Tiptoe, Hordle and Everton*

**Minutes of the Parish Council meeting on Tuesday 16<sup>th</sup> May 2023 at the Pavilion, Vaggs Lane, Hordle.**

Councillor Name		Councillor Name	
Maggie Hill (Chair)	P	Nigel Ferguson (Vice Chair)	P
Sue Knight	P	David Horne	P
Floss Morgan	P	Colleen Sambrook	P
Carol Rook	P	Ben Sandford	P
Valerie James	P		
Sheila Nash			

P = Present.

**In attendance:** Sarah Pitt (Clerk and RFO), Chris Halling (minutes) District Councillors Hawkins, Ward (part) Reid (part) and 12 Members of the public.

- 1. Apologies for absence** Councillor Nash, County Councillor Carpenter.
- 2. Declarations of interest in items on the agenda.** None.
- 3. To confirm minutes of the Parish Council meeting of 18<sup>th</sup> April 2023. Resolved Unanimous.**

The Chair brought forward **Item 6. To agree a response to Bargate Homes consultation on SS8 for at least 155 homes, 15 allotments and Alternative Natural Green Space.** The Chair explained that the company representative would have 3 minutes to speak on this and that then she would ask some questions from the Parish Council. She would then open up to questions from other Councillors and then allow members of the public to ask any questions that hadn't already been answered. The Bargate Homes representative explained that there had been a previous application to NFDC from themselves in respect of this site which had been withdrawn after feedback. The current consultation is on a new proposal which is for 155 houses with 50% being affordable. The woodland adjacent to the stream would be retained and play equipment included in the public open space around the edge of the development. The ANRG would be designed with walking routes for new and existing residents with access from Hordle Lane and there would be a footway on the site along the side of Hordle Lane on the site joining up to Nursery Close footpath. A new pedestrian crossing would be introduced adjacent to Nursery Close with a carriage narrowing scheme in place. There would be linkages from the site through to the cycleway and existing networks. Allotments would be provided in the bottom corner of the ANRG with 15 full size plots being provided and a carpark. This is an outline application with all matters reserved except for access. It is intended that the final numbers will be decided at application stage and Breakhill Copse will no longer be included in the site.

The Chair then asked some questions (in italics), first acknowledging that this site was no longer green belt; it is part of the NFDC Local Plan and that the Parish Council is aware that this proposal only covers part of SS8.

*What are the plans for the 0.95 hectares of retained land to the north of the ANRG? On the SS8 illustrative concept masterplan this area is shown as public open space suitable for mitigation. It does not come within the residential area. The Parish Council is still very concerned about the density of housing for this application*

*and the possible total numbers for the whole SS8 site.* The representative responded that they believed that they could deliver 155 homes and the necessary open space and ANRG on this part of the SS8 site and the retained site did not form part of this application. Concerns were raised about the lack of infrastructure and the increase in overall size of the village.

The Chair commented that Residents' main area of concern has been about over development and density and the Parish Council has consistently reflected residents views saying that they believe there should be a **maximum** of 160 houses on the whole of SS8.

*Are there still plans to widen a section of Hordle Lane and will that involve the removal of the hedgerow adjacent to the ANRG affecting the green gateway to the village?* The Bargate representative said the plan is now to keep the width of the lane the same but with a build-out near Nursery Close to slow traffic to single lane which will effectively slow down the traffic. The Parish Council expressed very strong concerns about this plan saying that the traffic was already a single lane and that this would make the road impassable. The representative stated that their traffic consultant believed this was a viable scheme.

*Where is the play area to be sited and will there be informal oversight?* The Bargate Representative explained that there is an "emerging master plan" for the site but consideration is being given to siting play areas in the band of public open space adjacent to the woodland and stream. The Chair said that the Parish Council would welcome discussion about the design and siting of the play areas.

*Will the ANRG access footpaths link up with those on the residential side of the road?* The Representative explained that they would try to link the residential areas with crossing points at safe points on Hordle Lane. *It looks on the plan as if the hedgerow along Hordle Lane on the ANRG side is being removed is this the case.* The representative believed this is being retained.

*There is no footpath access to Vicarage Lane to the north of the ANRG. This is a missed opportunity for greater connectivity to the rest of the village as it is a community amenity, not just for the development.* The Representative agreed to take this point back to see if it could safely be added to the master plan.

*Hampshire County Council has concerns that, with the current on-street parking along Hordle Lane outside the church and school, the road is only wide enough for single file traffic which could result in an unacceptable impact on the highway network due to the forecasted increase in traffic. HCC recommends the provision of a car park within the site layout which can act as a 'park and stride' for the school and church allowing the street parking to be controlled. What are the plans to fulfil this requirement?* Bargate are still in discussion about this and are considering whether this requirement could be met by parking on the estate, using the allotments parking and increasing the amount of visitor parking. The Parish Council felt these proposals were not acceptable and strongly supported the provision of a park and stride site for the school and church.

*Can you give more details about the buffer zone to the north of the site between the existing houses and the ANRG?* This area is now outside of the site boundary.

*10 plots (20 x half plots) had to be provided as a condition of the Nursery Close development. The current offer is 15 allotments with a mixture of full and half sized plots. It is not clear if this is equivalent to 15 full size plots (30 half size plots).* The representative confirmed that this was the equivalent of 15 full size plots, comprised of 10 that already needed to be provided and 5 additional ones. The Parish Council reminded Bargate that a few years ago there were 60 people on the waiting list for an allotment and that 15 plots would not meet this need.

*Is the intention to pass the allotments to the Parish Council and who will be responsible for the maintenance of the parking area?* This can be discussed in due course. The Parish Council said that if this was passed to it the Council would require this to be in perpetuity and money passed to them for maintenance of the site.

*The area allocated to the allotments is very wet and waterlogged during rainy periods. This is borne out by the widespread flooding on the corner of Hordle Lane and Sky End Lane. Has the land been surveyed and found suitable for allotments?* The Representative responded that the whole site had been surveyed and drainage looked at by their experts and that there is drainage strategy for the whole site.

*The allotments which were planned for the SS9 development off Everton Road were deemed by the NFDC to be unsuitable as they would be unsightly in a central position in the village. The present proposed site is at a green gateway to the villages why would they not be just as unsightly.* The Representative said that NFDC have been supportive of this site in pre application discussions.

*When will the ANRG be completed? Before, at the same time or after the residential development? What safeguards will there be in place to ensure this is completed to a good standard?* The Representative stated that the ANRG would need to be completed before the first occupation of the site to standards that will be set out in the section 106 agreement. NFDC could take enforcement action if this was not complied with.

A Councillor said that residents of Woodlands were very concerned that people would be able to access the Woodlands site from the public open space. The representative said that parts of that area were not suitable for recreation as they were very wet and boggy and that this could provide a buffer.

There was a question about the ratio of different size houses. It was explained that there was a commitment to 50% affordable housing by the exact make up hadn't been decided. It would be likely that the affordable housing would be high percentage of 2 and 3 bed houses with some 1 and 4 bed and the market housing would be linked to demand with a higher percentage of 3 and 4 beds but with some 1 and 2 beds.

A Councillor said he felt the allotments would be better sited nearer to the buffer zone as it was a lighter area and the car park could then be used by parents at school times. It was explained that this was a covenant holder condition that the allotments should be away from their properties.

It was pointed out by a Councillor that only 5 new plots were being provided as a contribution from SS8 and SS9. Concerns were also raised about accessing the woodland to undertake management due to the conditions and the response was given that this would be dealt with at reserve matters stage.

There was a question about the density of the housing on site and that it would have an urban townscape feel rather than a rural feel. More information on this will be available at the second planning stage.

A Councillor asked if other strategic sites had been taken into account when traffic surveys were undertaken on the more major routes as there are a number of other strategic sites adjacent to the Parish and the overall traffic increase will be more than just the two Hordle sites. It was confirmed that the traffic consultants will have taken into account other committed developments and HCC will decide on any mitigation and financial contribution required.

The representative explained that this planning application was being dealt with in 2 stages. This first one looked at consent in outline for access, maximum number of houses, ANRG and allotments and if this is approved then there will be a second stage with more details when Reserved Matters will be agreed.

Members of the public were then invited to ask questions. The first question asked how the density of this build would compare with Nursery Close. The response was that the Master Planners would look at the whole of the surrounding area including Nursery Close and work up plans influenced by this density.

A resident asked about the principal of a buffer zone and asked if this could be provided for other properties adjacent to the site. Bargate would be considerate of neighbour impact and would want to act as good neighbours.

There was a question about timescale and the response was that this consultation would end on May 24<sup>th</sup> with the intention that the planning application would be submitted over the summer. This would then go to NFDC planning committee and then the same process would be followed for the second stage. The Bargate Representative also confirmed that NFDC Parking Standards would be adhered to.

The Bargate representatives were thanked for coming and left the meeting.

#### 4. Public session for items on the agenda.

The householder spoke about planning application **23/10435** and explained that this annex was for the use of a relative who had mobility issues and who needed on site support. She was asked whether there would be independent access from the road to the annex and was told that this would be a shared access. The Parish Council discussed this and **Parish 5** Decision to be left to the Planning Officers **Resolved Unanimous**. It was agreed to add a comment asking that this should not be severed from the main dwelling.

A resident spoke about planning application **23/10390**. He stated that a previous application for 6 dwellings had gone to appeal on a technicality and the inspector had robustly dismissed this appeal. He believed nothing in this new application addressed any of the reasons the inspector had stated in his refusal. The inspector's main reasons were:

- Inappropriate development on the green belt
- Effect on the openness of the green belt.
- Suitability of the site for new houses
- Effect on the character and appearance of the area.
- Effect on highway safety
- Effect on ecology and protected species

The Parish Council discussed this application and noted that there were 9 objections so far. As well as the above objections the Parish Council also had concerns about the design of the proposed building. **Parish 4**. We recommend refusal. **Resolved Unanimous**. The above concerns were felt to be valid. It was agreed that Cllrs Sambrook and Ferguson would attend planning committee if needed.

#### 5. Planning:

NFDC Ref	Works	Address
<a href="#">23/10412</a>	Erection of one additional storey extending over the original dwelling house (Prior Approval Application)	ARNEWOOD, BROADMEAD, SWAY, HORDLE SO41 6DH
<a href="#">23/10419</a>	Single dwelling and parking; demolition of workshop building	WESTFIELD WORKS, 23 OLD CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0JJ

<a href="#">23/10435</a>	Construction of detached outbuilding to form annex incidental to dwelling	180 EVERTON ROAD, HORDLE SO41 0HB
<a href="#">23/10390</a>	Conversion of existing building with external alterations to form three dwellings and associated parking	Land rear of 9-23 SKY END LANE, HORDLE
<a href="#">23/10379</a>	Conversion of vacant premises (formerly hairdressers) to 1 bedroom flat	TOPPERS, 16 EVERTON ROAD, HORDLE SO41 0FF
<a href="#">23/10448</a>	Roof alterations; roof lights; addition of first floor; rear ground floor extension; side ground floor extension to form double garage; boundary wall	HILL RISE, HARE LANE, HORDLE SO41 0GE
<b>NFDC Trees</b>		
<a href="#">TPO/23/0182</a>	Oak x 3 - Reduce	8 HONEYSUCKLE GARDENS, EVERTON, LYMINGTON
<a href="#">TPO/23/0183</a>	Oak x 1 - Reduce	5 HONEYSUCKLE GARDENS, EVERTON, LYMINGTON,
<a href="#">R14/15/23/0186</a> For information	Remove to leave 3ft high stump - Dead Scots Pine	20 STOPPLES LANE, HORDLE, LYMINGTON, SO41 0GL
<a href="#">R14/15/23/0188</a> For information	Oak - Fell - Dead and dangerous	HARTLANDS, SILVER STREET, SWAY, LYMINGTON, SO41 6DF
<a href="#">TPO/23/0192</a>	Sycamore x 3 Fell Holly x 1 Reduce Red Cedar x 13 Reduce	10 CYPRESS GROVE, EVERTON, HORDLE, SO41 0ZL
<a href="#">TPO/23/0198</a>	Oak x1 Fell	7B SYLVAN CLOSE, HORDLE, LYMINGTON, SO41 0HJ
<a href="#">TPO/23/0208</a>	Scots Pine - Fell	1 DUDLEY AVENUE, HORDLE, LYMINGTON, SO41 0HY

**23/10412.** This application was discussed and **Parish 1** We recommend permission but would accept the decision of the planning officers under their delegated powers. **Resolved Unanimous.**

**23/10419.** This application was discussed and there were concerns about it. **Parish 4** We recommend refusal. **Resolved Unanimous.** The Parish Council are concerned that this is over development of the site, with a large building on a small site. It is out of keeping with the street scene where the neighbouring properties are bungalows which are set back from the road. It is felt that this could impact on the light to the church hall and affect the privacy and enjoyment of its users. There are also concerns about change of use from industrial to residential. If this goes to committee Cllr Rook and Sambrook offered to attend.

**23/10379** This application was discussed and **Parish 1** We recommend permission but would accept the decision of the planning officers under their delegated powers. **Resolved Unanimous.**

**23/10448. Parish 5** Decision to be left to the Planning Officers. **Resolved Unanimous.**

**TPO/23/0182 and TPO 23/0183.** The Tree Warden report had been circulated in advance. Decision to be left to the Tree Officer. **Resolved Unanimous.**

**R14/15/23/0186 and R14/15/23/0186** Noted.

**TPO/23/0192** The Tree Warden report had been circulated in advance. Decision to be left to the Tree Officer. **Resolved Unanimous.**

**TPO/23/0198** The Tree Warden report had been circulated in advance. Decision to be left to the Tree Officer. However the Parish Council are opposed to felling this tree unless it is on health and safety grounds.

**TPO/23/0208** The Tree Warden report had been circulated in advance. Decision to be left to the Tree Officer. However the Parish Council are opposed to felling this tree unless it is on health and safety grounds.

**Planning matters.** Notification had been received about a license application for the Crown Inn at Everton. The letter stated no change to the opening hours but the application indicated that the pub would be opening for an additional 30 mins until midnight Mon – Thurs and Sunday and until 1am on a Saturday and Sunday. It was agreed that this discrepancy should be highlighted to NFDC and if this is the intention that the Parish Council would object on the grounds of preventing a public nuisance.

- 6. To agree a response to the NPA consultation on Community Involvement.** It was agreed that the Clerk should respond to this saying that the Parish Council would welcome discussion and involvement.
- 7. To agree the bank reconciliation and statement for April 2023.** These had been circulated in advance and were **Resolved Unanimous.**
- 8. To agree the monthly payment schedule.** This had been circulated in advance with some late amendments. **Resolved Unanimous.**
- 9. To confirm there are no conflicts of interests with external auditors BDO LLP.** The Parish Clerk asked Councillors to confirm they were not involved with this company. All responded that they were not.
- 10. To note the Internal Audit report.** The Clerk was thanked for all her hard work with this and the report noted.
- 11. To approve the annual Governance Statement, section 1 of the annual return.** This was **Resolved Unanimous** and signed by the Chair.
- 12. To approve the annual Governance Statements, section 2 of the Annual Return.** This was **Resolved Unanimous** and signed by the Chair.
- 13. To agree and approve the exercise of public rights period for 2023.** The Clerk confirmed this would be from 5<sup>th</sup> June to 14<sup>th</sup> July 2023. **Resolved Unanimous.**

**14. To approve the new Emergency Plan.** This had been circulated in advance. The Deputy explained that this was a major revision of the previous plan. The plan was noted and the **Recommendation** the Hordle Parish Council Emergency Plan is approved by the council and lodged with the Local Resilience Forum. Each Councillor to be provide with a printed copy to keep at home. **Resolved Unanimous.**

**15. To agree the Purchase of a Groundsman’s van.** This purchase had been agreed in principal at a previous council meeting and the task delegated to the Finance, Audit and Compliance committee. A van had been sourced at the cost of £7495 (plus VAT). **Recommendation** That Hordle Parish Council agree the purchase of this specific van. It was agreed to take this from CIL money. **Resolved Unanimous.**

**16. To consider Parish Council Health and Safety Issues.** None.

**17. To receive the Clerk’s report and correspondence.** This had been circulated in advance and was noted.

**18. To receive the Chair’s report.** The Chair attended the New Forest Association of Local Council meeting on 20th April. The main points for discussion which may be of interest were: The Public Space Protection Orders in respect of lighting fires in the open Forest, and the feeding and petting of Forest animals, which will come into force from 1st July. Forest Rangers will be in charge of their enforcement.

Properties and businesses in in the New Forest, including Hordle and Sway, are to benefit from ‘lightning fast’ high-speed broadband thanks to Wessex Internet and Project Gigabit. The bad news is that residents can expect further highway disruption whilst the fibre optic cables are laid. The first properties could be connected as early as February 2024.

The Chair was invited to officially welcome the French visitors from Yerville at the Twinning weekend on 28th April and to attend the hilarious horse racing evening on the 30th. The Chair was asked to present the “trophy’ to the French winning jockey.

**19. To receive reports from District and County Councillors.** The District Councillors present reported that the business of the new council was due to start next week after some intensive training and induction sessions.

**20. Matters for Information.** Councillor Sambrook brought up the proliferation of wild garlic across the Parish and Councillor Morgan asked if the bin at Acacia could be moved closer to the path.

**21. To confirm the date of the next Parish Council meeting – 20<sup>th</sup> June 2023. It was noted that the Parish Assembly would take place on Tuesday 23<sup>rd</sup> May at 7.30pm.**

**The meeting closed at 9.35pm**

Signed .....

Dated .....