



Hordle Parish Council

Serving the communities of Tiptoe, Hordle and Everton

Minutes of the Parish Council meeting on Tuesday 20th February 2024 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	Malcolm Warne Holland	P
Sheila Nash	P		

P = Present.

In attendance: Sarah Pitt (Clerk and RFO), Hannah Izod (Deputy Clerk), District Councillors Hawkins and Reid and 12 members of the public.

- 1. Apologies for absence:** County Councillor Carpenter, District Councillor Ward.
- 2. Declarations of interest in items on the agenda.** None.
- 3. To confirm minutes of the Parish Council meeting of 16th January 2024. Resolved 10 For, 1 Abstained.**
- 4. Public session for items on the agenda.** The Chair brought forward 1 planning application so members of the public could speak:

23/10623 | Erection of 20 dwellings and associated access, parking, and landscaping | LAND AT EVERTON NURSERIES, CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0BF

The Chair invited members of the public to speak. 5 Residents of Shepherds Way spoke in turn, outlining their main concerns: Design/appearance of plan, Greenbelt land, Farmers Walk area. They summarised their comprehensive online submissions against the application, which can be read on the NFDC planning application site.

The Chair read out Hordle Parish Council's prior consultee response to the previous planning application (available on NFDC planning application site). A summary of the public's responses identified the main concerns as being: accessibility via Farmers Walk, parking on Farmers Walk, Green Belt development, overlooking / loss of light.

After the Councillors' discussion of the amended plans, it was considered that there was insufficient change and previous concerns were all still valid.

Parish 4. We recommend REFUSAL. Resolved Unanimous.

12 members of the public left the meeting.

Hordle Parish Council Response submitted to NFDC Planning:

“Parish 4: Recommend REFUSAL.

Although Hordle Parish Council welcomes the level of affordable homes in this application, it has concerns about other aspects of this application, as follows:

1. Green Belt policy

Hordle Parish Council is concerned that this development will expand the settlement boundary of Everton village and could set a precedent for future development. The proposed development will have a detrimental effect on the openness of the Green Belt and is contrary to planning policy and the Parish Council does not consider there to be any very special circumstances which would justify such inappropriate development. The proposal would therefore be contrary to Policy ENV2 of the Local Plan Part 1 and paragraphs 152 and 154 of the National Planning Policy Framework. The Council is further concerned that if this section of land is deemed to be PDL (Pre-Developed Land) then this could set a precedent for the remainder of the site. If the land has not had a change of use application and is not PDL, then development should not be possible and this application should not be successful.

2. Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy.

The Parish Council is concerned that several properties in Shepherds Way and Honeysuckle Gardens will be overlooked by the new housing. The ridge heights of the new properties are much higher than the glasshouses they replace, consequently affecting light levels into the existing houses and gardens. In addition, due to air source heat pumps required, there will be a significant and constant noise disturbance to adjacent properties. Increased traffic flow will raise these levels of disturbance further, specifically in evenings after 6pm and mornings pre 9am.

3. Creating healthy and safe communities through good design and Impact on provision of open space, sport and recreation, community services and infrastructure.

Link to Shepherds Way Public Open Space – the Parish Council, as freeholders of this public Open Space, has not been consulted about the proposed link, to which the Parish Council would need to agree, by way of a Deed of Easement. The Parish Council understands that although this may have connectivity benefits for the wider community, it could be in contravention to the covenant on the land that “the Open Space Area shall only be used as open space for recreational purposes” if it becomes a pedestrian through-route. A link would change the nature of the open space, with a thoroughfare effectively created through this currently enclosed area which is currently a safe space for children to play. The Parish Council agrees with Hampshire County Council Highway’s view that “if the additional pedestrian links are implemented into the adjacent land, some residents could become annoyed if their private driveway is suddenly turned into a pedestrian link.”

The Parish Council endorses the original comments of NFDC’s Open Spaces Officer and would like to see play equipment for use by children of the whole community of Everton provided on the open space within the site boundary. The amended plan still shows a link to the Public Open space in Shepherds Way and no details of play equipment in the centre of the proposed development.

The Parish Council would like to know the purpose of the white area adjacent to plot 20. It is not identified as turning area (no vehicle manoeuvring data available) nor appears to be part of plot 20.

The Council has concerns regarding the accessibility for emergency vehicles and large wheely bin collection lorries as there will likely be on-road parking which will cause issues.

4. Impact on the character and appearance of the area.

Hordle Parish Council is concerned that this development will expand the settlement boundary of Everton village and could set a precedent for future development. It is concerned about the density/ layout of the affordable housing which appears

cramped. It considers the current plans to be overdevelopment of the site and that houses have poor relation to parking provision.

The Parish Council agrees with NFDC's Landscape Officer that "resin bound paths through the POS are not in keeping with the setting and character of the area have not been addressed and are still relevant."

The Parish Council endorses the suggestions of the Urban Designer to refine the style of the housing to be more compliant with policies GBE03- and GBE04 from the Village Design Statement.

5. Impact on ecology and in particular protected species.

The Parish Council would like to see the installation of swift boxes, bat roosts and hedgehog pathways as well as native planting around the site to comply with policy GE04 from the Village Design Statement, should permission be granted. We also wish planting to be unlikely to cause future proximal issues with built structures.

6. Impact on highway safety, including matters relevant to car parking.

Hordle Parish Council has several concerns, as follows:

- I. *Safety on Farmers Walk – The Parish Council notes the proposed closure of vehicular access to the nursery here. However, this narrow lane has no pavements and has cars parked along its length throughout the day from residents in Rodbourne Close, who have insufficient parking allocation in their development due to poor design. They have no option other than to park on Farmers Walk. This forces pedestrians to walk on the carriageway, which poses serious safety concerns, particularly with an additional 48 cars travelling along it to access the new development.*
- II. *The Parish Council is very concerned that construction traffic could be routed through Farmers Walk. This would pose serious safety concerns in addition to those outlined above.*
- III. *Parking – it is unclear where the visitor spaces are for the affordable homes and the Parish Council is concerned that visitors will park on Farmers Walk, thus exacerbating the issues identified above. Some of the parking spaces – particularly plots 14, 15, 19 & 20 have a poor parking layout and the spaces for plots 9 & 10 are across the road from the properties. Plots 11 & 12 have a double garage but only 1 parking space each. Plots 9 and 10 only appear to have 1 space each across the road from the houses and are not demarcated as "belonging" to these plots.. Visitor spaces are also not included in this part of the design, which could lead to difficulties resulting from on street parking. The Parish Council considers these design issues to be hugely problematic for future residents. Furthermore, the inclusion of garages as parking spaces is problematic; the Department of Transport's Manual for Streets states: "8.3.39 Garages are not always used for car parking, and this can create additional demand for on-street parking. 8.3.40 Research shows that, in some developments, less than half the garages are used for parking cars, and that many are used primarily as storage or have been converted to living accommodation." Given this, the Parish Council queries whether the proposed design meets NFDC's Parking Standards.*
- IV. *The Parish Council would like to see direct vehicular access onto the A337 to mitigate the issues above.*
- V. *There appear to be few pavements in the proposed scheme, leading to potential pedestrian/vehicle safety concerns.*
- VI. *There is also no provision for cycle connectivity.*
- VII. *No streetlighting has been detailed, which could have safety and security implications for residents.*
- VIII. *The location of the separate access for the flats onto Farmers Walk could pose a hazard for road users, being so close in proximity to the main access for the rest of the development.*
- IX. *The Parish Council draws attention to policy RRTS02 of the Village Design Statement – Future Development. "This should be influenced by the need for safe access and egress onto existing roads and the suitability of existing roads to carry any increased volume of traffic. New development proposals should ensure that roads and pedestrian safety concerns are addressed through dialogue between Highways and the Parish Council at the planning stage."*

7. Impact on public health and safety (land contamination, air quality, hazardous substances).

The Parish Council concurs with the comments of the Environmental Health Officer and also has concerns about noise levels.”

5. Planning.

NFDC Ref	Address	Works
23/10623	LAND AT EVERTON NURSERIES, CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0BF	Erection of 20 dwellings and associated access, parking, and landscaping
See Item 4		
Tree Work Applications		
TPO/24/0054	300 Everton Road, Everton, Hordle	1x Oak reduce
The Council noted the Tree Warden’s comments that the applicant has withdrawn the application. Councillors request that should the application still be considered, a sensible management of the tree would be preferable. Resolved: to leave the decision to the Tree Officers. Resolved Unanimous.		
TPO/24/0069	10 White Barn Crescent, Hordle, Lymington, SO41 0FY	1x Oak remove 1x Pine remove
The Council noted the Tree Warden’s Report and have concerns about the felling of the 2 trees. Councillors consider it to be a great loss of mature trees should permission be granted but recognise that the house is too close to the tree, previous poor development. Resolved: That only necessary work should be undertaken but the decision be left to the Tree Officers. Resolved Unanimous.		

6. Planning Matters. None

7. **To agree the bank reconciliation and statements for January 2024.** This had been circulated in advance and was **Agreed Unanimous.**
8. **To agree the monthly payment schedule for February 2024.** This had been circulated in advance and was **Agreed Unanimous.**
9. **To agree a Councillor representative for Speedwatch.** No volunteer was forthcoming so the initiative will be paused and revisited. **Not Agreed – defer item to a later meeting.**
10. **To agree the grass cutting regime & contracts for 2024-2025.** There will be a slight increase in the number of cuts at Acacia Kickabout following public requests. Cutting at Dudley Open Space will broadly remain the same. **Agreed Unanimous.**
11. **To note the NFDC treework report & required work.** 3 quotes have been sought and work will be carried out by local contractor who matched NFDC tendered contractor quote. **Noted.**
12. **To confirm the terms of lease renewals for Everton Pavilion & land of Hordle Scout Hut.** Everton Pavilion lease to be renewed, no changes, for 7 years 2 days. Land at Hordle Scout Hut lease renewed, with increase to 10 years. **Confirmed Unanimous.**

13. To agree to install a boardwalk by the MUGA at Hordle Recreation Ground. Following quotes and discussion the groundsman will install a boardwalk. **Agreed Unanimous.**

14. To agree the following policies:

- a. **Dignity at work**
- b. **Habitual or Vexations Complaints**
- c. **Co-option Procedure**
- d. **Safeguarding**

All Agreed Unanimous.

15. To agree councillor attendance at litter picks at Hordle & Everton on 23rd March 2024. Cllrs Warne Holland, Sandford, Horne, James, Rook and Ferguson volunteered. **Agreed Unanimous.**

16. Update on the Greening Campaign. Campaign planning is progressing. Next meeting on 6th March for final planning for Public Meeting on 30th April 2024. Invite letters to be sent to Community groups and businesses to attend Public Meeting. Launch event will be in June 2024.

17. To agree a response to the HCC budget consultation. Following discussion Councillors felt that key points to comment on were: School Crossing Patrols, Waste & Recycling Centres and Passenger Transport. It was noted that councillors can make personal responses. Parish Office to submit council response. **Agreed Unanimous.**

18. To consider Parish Council Health and Safety issues. Cllr James noted that certain bins are being left unemptied - office to contact contractor. Cllr Sambrook noted that the path from Dudley Open Space to Heath Road has been left in an unacceptable condition following contractor works. Office to facilitate restoration.

19. To receive the Clerks' report and correspondence.

The report was previously circulated and is available on the council website. Following discussion it was agreed that the junior member of the public who requested the Everton Book Library be invited to 'Open' it officially.

20. To receive the Chair's report. The Chair had attended a NFALC meeting.

21. To receive reports from District and County Councillors. Cllr Reid drew attention to the HCC consultation and encouraged responses. He also informed councillors of potential costs of 20mph initiatives and there was grant fund money available via CIL bids to NFDC.

Cllr Hawkins spoke of the large turnout at the NFDC planning meeting regarding the current Milford-on-Sea Manor Road Strategic Site application.

22. Matters for Information.

Cllr Morgan informed the meeting that she would be tendering her resignation in the coming days; she thanked all present for their hard work and support. The Chair expressed her thanks for all of Cllr Morgan's contributions over the past 5 years and wished her well for the future

Cllr Warne Holland informed the meeting that he had attended the planning meeting at NFNPA regarding Planning Application [23/01552FULL](#) for the Plough Inn, Tiptoe. The application was granted subject to conditions.

23. To confirm the date of the next Parish Council meeting – 19th March 2024.

The meeting closed at 9.09pm

Signed

Dated

DRAFT