



Hordle Parish Council

Serving the communities of Tiptoe, Hordle and Everton

Minutes of the Parish Council meeting on Tuesday 17th January 2023 at the Pavilion, Vaggs Lane, Hordle.

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

P = Present.

In attendance: Sarah Pitt (Clerk and RFO), Chris Halling (Deputy Clerk and Minutes) County and District Councillor Carpenter, District Councillor Reid and District Councillor Hawkins (part). 31 Members of the Public

- 1. Apologies for absence. Councillors Ferguson and Morgan.**
- 2. Declarations of interest in items on the agenda. None**
- 3. To confirm minutes of the Parish Council meeting of 20th December 2022.** Resolved Unanimous.
- 4. Public session for items on the agenda. None.**
- 5. Planning: To consider a response to Hampshire County Council's consultation on its [Minerals and Waste Plan Partial Update](#) – Yeatton Farm site in Hordle**

The Chair welcomed everyone to the meeting and explained that after her introduction there would be a public session where people could speak for three minutes. The public session would then close, and Councillors would debate the issue and agree their response to HCC; at this time members of the public would not be able to speak. She acknowledged that feelings were running high.

She started by saying that last week some Hordle Councillors and the Parish Clerk met with representatives from New Milton Sand and Ballast (NMSB) at the Downton Manor Farm Quarry Site. The Parish Council went with a list of questions and the answers from NMSB are as follows: The company is 49% owned by Hanson, the controlling 51% stake is family-owned.

It was explained that there are currently up to 100 vehicle movements a day (equating to 50 lorries) at Downton. The site has about 5-6 years left and the land will be restored to farmland, with the lakes remaining as a flood prevention measure. There is a permissive footpath for the public to use with a 25-year term. The topsoil and sub strata are scraped off to form the screening bunds. It will be reinstated at the end of the extraction period.

Material extracted from Downton goes to the processing centre at Caird Avenue and from there material is distributed to customers. The processing plant deals with 200,000 tonnes of material each year; 140,000 tonnes of primary material, 50,000-60,000 tonnes of recycled material (building spoil, etc).

Angel Lane in Ashley is currently at Planning Application stage, which should have a decision reached this year. If granted, it will be in operation for 12-15 years.

Yeatton Farm would then follow on from that – approximately 12-15 years away. Yeatton Farm would have one access point onto the A337 with a hard surfaced road through the site. No surrounding roads, including Hordle Lane, will be used to transport the materials or access the site. It is likely to be developed in 2 areas, the first area being the northernmost part of the site. Each area would be excavated in smaller pockets which are reinstated with the material removed from the next pocket.

There would be a gap of at least 40 metres between the extraction and residential areas. The entire site would have a bund taken from the topsoil of the site to cut noise and screen the site. There will be no processing on site. All materials will be processed at Caird Avenue. The only other facilities on site will be portacabins for employee welfare.

As the material is wet when extracted, there is likely to be little air pollution. Monitoring equipment would be installed. Hours of operation would be the same as at Downton: Monday – Friday. The permitted hours are 7am to 6pm but usually 9am to 5pm.

The site would be reinstated (likely to farmland although the final result would be decided by the landowner and any subsequent planning permissions) in approximately 30 years' time.

The Chair encouraged everyone to make their views known directly to HCC as part of their consultation then opened the floor to allow members of the public to speak. The following concerns were raised:

That the quarry could lead to pollution and affect health conditions of residents. A member of the public had concerns about silicosis saying that there had been lots of medical research into this. This was of particular concern due to the sites proximity to the school. A spokesman from New Milton Sand and Ballast (NMSB) said that although he wasn't medically qualified he said that no small particles would be generated from the site and that they would be working with damp materials.

A member of the public asked about the process of consultation and asked if public comments would be considered. County Councillor Carpenter explained that all comments are collated by officers as part of the consultation but that it is elected members who make the final decision. She encouraged people to submit their comments and informed them that they could attend the HCC Regulatory Committee meeting which would decide whether to include this site in the plan.

A member of the public said that this site had been considered 20 years ago and had been refused after public campaigning. She asked why those reasons for refusal no longer stood. Councillor Carpenter offered to investigate. Her main concern was proximity of the quarry to the school.

There was a question about timescales and NMSB confirmed that if the Angel Lane Site did not get permission then the Yeatton Farm one could be brought forward to the next phase.

A member of the public expressed concerns about SS8 not being shown on the map. Not only would housing on this site be very close to the quarry but if SS8 and SS9 were developed at the same time as the quarry was

in operation the extra vehicle movements for all three sites would negatively impact the village with the additional traffic, noise and dust.

A member of the public asked about what would be infilled into the site and NMSB said it would be inert material such as building rubble and that inert material would have nothing which would be toxic or harmful to the environment. NMSB said that all inert material is traceable and the Environment Agency monitors this. NMSB said the final decision about the use of the site at the end of the quarrying would be determined by the land owner's wishes and would be agreed at planning permission stage with no guarantees of public access.

A member of the public asked how deep the quarry would be. NMSB confirmed that it would be 4-5 metres deep.

Several members of the public raised the issue of noise from the existing Downton site and the effect that the lorries had on the A337 and the properties nearby. NMSB said that they worked with HCC re the A337 and were keen to work with residents on issues. She said that the existing site was highly regulated and air quality is monitored.

A member of the public said that HCC described Yeatton Farm as "an intimate small-scale landscape" and that a surveyor for the neighbouring Angel Lane site in Ashley has stated that there is no need for extraction at either Angel Lane or Yeatton.

Concerns were raised about the noise and working hours of the quarry. Although NMSB said this would only be in between 9am – 5pm there are a number of people who work from home or who are retired and at home at this time who would be negatively impacted.

A member of the public asked if after restoration, the land could be suitable for building on. NMSB said the land would likely to be restored to farmland and that they had never built on land that had been quarried but said that technically this is possible.

There was a question about drainage and run off from the site going into the Danestream and NMSB said that a hydrologist would prepare a report and plan for this area.

A member of the public asked about light pollution from the site. NMSB said there would be no lighting at the site.

The Chair closed the public session to allow Councillors to discuss this proposal.

Councillor Horne asked NMSB to confirm the process. They confirmed that at the moment they want this site to be recognised as a site for future development but that if it was accepted it would be subject to a subsequent planning application.

Councillor Rook expressed her serious concerns about the disturbance to the village, especially as there were already two large strategic sites for housing development. She said that these would affect road safety and traffic, and that there was no infrastructure to support it. The overall negative impact on a small rural village would be huge.

Councillor Nash expressed concerns about the Highway system and impact on the A337 as NMSB lorries and SS8 and SS9 construction traffic would also be using it. The impact of the extra traffic would be massive.

Councillor Sandford expressed concerns about the noise factor as there are a number of households in close proximity to the site. He was particularly concerned about scheduling and timing especially if Angel Lane was refused and the timing for Yeatton Farm was brought forward which could coincide with the construction of the large housing developments at SS8 and SS9.

Councillor Sambrook felt it was over development, disruptive and unreasonable for the village.

Councillor James had similar concerns about the village expansion which would see Hordle becoming urbanised.

Councillor Knight expressed concerns about the health aspect of the development especially as it will be very close to existing and new housing and the school.

The Parish Clerk highlighted a section of the Village Design Statement which says:

RE02 – Minerals or Waste. Any operations that may affect the Parish should clearly demonstrate no significant impacts on the local character or environmental quality of the area. Wherever possible, positive benefits for the local environment and land based economy should be gained in the longer term through agreed restoration plans.

Cllr Hawkins joined the meeting.

Councillor Sandford asked if another firm could win the rights to excavate the site. NMSB confirmed that this was possible in the future.

Councillor Hill said that it appeared that the majority of the gravel extraction would take place on the part of the site that was closest to the housing and the school as that was where the most materials were on the site. She also pointed out that the site was part of the Green Belt which is designed so that there is a separation between Hordle and New Milton and Milford-on-Sea.

Councillors agreed that a formal response to HCC should be drawn up after this meeting and submitted. Members of the Public were informed that they would be able to find this response on the Parish Council website and that there would be an update in the village magazines.

6.

NFDC Ref	Works	Address	Comments
22/11164	Retention of flue to woodburner; use for storage and production and the sale and consumption of goods (sui generis) in accordance with existing ground floor layout (retrospective).	GREENACRES NURSERY, SILVER STREET, HORDLE SO41 0FN	Amended Description
NPA			
22/00947	Single storey side extension; part two-storey rear extension	The Laurels, VAGGS LANE, HORDLE, LYMINGTON, SO41 0FP	
22/00946	Change of use of land from scrapyard (sui generis) to residential garden land; replacement garage building	The Laurels, VAGGS LANE, HORDLE, LYMINGTON, SO41 0FP	

Trees			
TPO/22/0700	Pine x 1 Fell Oak x 1 Fell	10 WHITE BARN CRESCENT, SO41 OFY	
R14/15/23/0004	Oak - Large split in middle of trunk	HARTLANDS, SILVER STREET, SWAY, LYMINGTON, SO41 6DF	For info

22/11164 The Clerk reported that the Parish Council had previously responded with a Parish 1. It was agreed that this comment should stand.

22/00947 & 22/00946. The householder was present and offered to answer any questions. The applications were discussed and **Parish 3 We recommend permission was Resolved Unanimous.** Cllrs Rook and Nash agreed to attend a committee meeting if required.

TPO 22/0700 Cllrs Horne and Sambrook had undertaken a site visit. The householder said that the report had been commissioned by her insurers as there are concerns about subsidence to her property. This was discussed and it was agreed that the decision should be left to the tree officers. **Resolved Unanimous.**

R14/15/23/ 0004 – for information only.

7. **To agree the bank reconciliation and statements for December 2022.** These had been circulated in advance. **Resolved Unanimous.**
8. **To agree the monthly payment schedule for January 2023** This had been circulated in advance and forms part of background papers. **Resolved Unanimous.**
9. **To note the quarterly out-turn budget report for Q3.** It was agreed that this was all in order and noted.
10. **To agree dates for Parish Council and Committee meetings for 2023 – 24.** These were agreed and noted.
11. **To consider the new Articles of Association for HALC.** These had been circulated in advance and were noted.
12. **To consider Parish Council Health and Safety Issues.** A Councillor raised an issue with bollards in the carpark. The office will take this forward. A number of Highways issues were reported and Councillors were reminded that they could report these directly to HCC on their website.
13. **To receive the Clerk's report and correspondence.** This had been circulated in advance and forms part of background papers. This was noted.
14. **To receive the Chairs report.** None
15. **To receive reports from District and County Councillors.** Cllr Carpenter reported that Hampshire Highways were very busy due to adverse weather conditions. However, she emphasised that if any issues were reported to them they would be assessed and dealt with in due course. HCC are building 10 new schools in the county, two of which will be for SEND provision. They are also planning that 7 existing schools will have SEND units created.

16. Matters for information. Councillor Rook reported that the Everton Community Association was holding an EGM on Sat 28 January at 3pm in the Social Club with the aim of forming a new committee. Councillor Knight said she had attended the Passenger transport forum and that services will be cut with changes to CANGO.

17. Date of the Next meeting – confirmed as 21st February 2023.

18. Closed session: *Public Bodies (Admission to meetings) Act 1960 sec.1(2). A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in the resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies.*

18a. Hill Rise Access

Recommendations:

1. That the Parish Council agrees in principle to proceed with an easement for a vehicular access to the existing property at Hill Rise with starting point for negotiations at the Valuers' recommended figure with responsibility for additional maintenance of the driveway resting with the developer/ landowner.
2. To appoint Surrey Hills solicitors to act for the Parish Council in this matter (comparative quotes were obtained from 2 other solicitors).
3. For the Office to liaise with the appointed solicitors to reach a suitable outcome for the Parish Council to ensure best value is achieved.
4. For the Finance, Audit and Compliance Committee to convene to address this matter in detail if required. and to have delegated powers to appoint the valuer to act on its behalf if negotiations prove complicated.
5. That the matter will come back to a Parish Council meeting for ratification before any negotiated Deed is finalised.

The report was discussed and the five recommendations were **Resolved Unanimous.**

18b. Hordle Lakes Access.

Recommendations:

6. That the Parish Council agrees in principle to proceed with an easement or a lease for a vehicular access to the Hordle Lakes with the starting point for negotiations at the Valuers' recommended figure with responsibility for additional maintenance of the driveway resting with the developer/ landowner. The proprietor should be asked to make an offer in the first instance.
7. To appoint Surrey Hills solicitors to act for the Parish Council in this matter (comparative quotes were obtained from 2 other solicitors).
8. For the Office to liaise with the appointed solicitors and valuers to reach a suitable outcome for the Parish Council to ensure best value is achieved.

9. For the Finance, Audit and Compliance Committee to convene to address this matter in detail if required and to have delegated powers to appoint the valuer to act on its behalf if negotiations prove complicated.
10. That the matter will come back to a Parish Council meeting for ratification before any negotiated lease or easement is finalised.

The report was discussed, and the five recommendations were **Resolved Unanimous**.

The meeting closed at 9.10pm

Signed Dated.....

DRAFT