

## BOARHUNT PARISH COUNCIL MEETING - Minutes of 6<sup>th</sup> July 2016

<u>Present</u>	<u>Other</u>	<u>Apologies</u>
Cllr E. Schofield (Chair)	Clerk – G. Wright	Cllr C. Crowe
Cllr C. Norwood	WCC Cllr N. Cutler (from 7.40pm)	Cllr C. Harmsworth
Cllr B. Dell	HCC Cllr P. Stallard	
Cllr J. Parker	One member of the Public (left at 7.50pm)	

  

Item	Agenda item description	Action
<b>45/16</b>	<b>Apologies for absence and declarations of interest.</b>	
45.1/16	Apologies were received from Cllrs Crowe and Harmsworth. There were no declarations of interest.	
<b>46/16</b>	<b>To adjourn for public participation</b>	
46.1/16	<p>Cllr Schofield adjourned the meeting for Public consultation.</p> <p>Russell Edwards attended the meeting and announced that Planning permission for his and Shirley's application at Birch Lodge (16/00551/OUT) had been refused by WCC. He thanked the Parish Council (PC) and Village residents for their support and hoped for continued support should they decide to appeal against WCC's decision. Cllr Parker asked Russell to formally email the PC with this request, so that it could be officially recorded. Russell left the meeting at 7.50pm.</p>	Russell Edwards
46.2/16	<b>Police Report</b> - there were no members of the Police present at the meeting and no report was received in their absence.	
46.3/16	<p><b>Hampshire County Councillor's Report</b> - HCC Cllr Stallard attended the meeting but had sent her report previously and summarised its contents for the meeting. The main topics were: HCC's commitment to Armed Forces; Free Childcare; Parents/Carers who suffer Mental Health problems/substance misuse/domestic abuse and finally, Paying for Adult Social Care. The full report can be found on the Boarhunt Parish Council website link: <a href="http://boarhuntparishcouncil.org/2016_Minutes.aspx">http://boarhuntparishcouncil.org/2016_Minutes.aspx</a></p> <p>Cllr Stallard also drew attention to HCC's Public Consultation on the Future of Local Government in Hampshire (Devolution) and encouraged everyone to complete the survey, which can be found on HCC website link <a href="http://www3.hants.gov.uk/servinghampshire">http://www3.hants.gov.uk/servinghampshire</a></p>	Residents of Boarhunt
46.4/16	<p><b>Winchester City (District) Councillor's Report</b> – WCC Cllr Cutler said that there had not been any WCC Council meetings since the May elections and that the next full Council meeting would be on 20<sup>th</sup> July 2016. Cllr Cutler said that Committee work continued and one of the current key issues for the Council was replacement of the leisure centre in Winchester and providing access through reciprocal agreements with Havant and Fareham whilst continuing to provide a Value for Money facility. Another current issue for WCC was the Silver Hill Development in Winchester. Cllr Cutler said there were currently three major [Planning] Enforcement issues that still required resolving, namely Boarhunt Garage, The Old Piggery in Firgrove Lane and Wickham Court. Cllr Cutler said that currently there appeared to be a lack of joined up thinking at WCC and that the Planning department had become dysfunctional, however, he continued to try to engage WCC Portfolio holders and Council Officers in upholding Planning decisions and Enforcements.</p>	
<b>47/16</b>	<b>To approve the Minutes of the meeting held on 1<sup>st</sup> June 2016</b>	
47.1/16	RESOLVED to approve.	
<b>48/16</b>	<b>Matters arising from the minutes</b>	
48.1/16	None.	
<b>49/16</b>	<b>Planning Applications, Decisions and Enforcement.</b>	

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49.1/16	<p><b>Matters arising – Applications</b> <b>16/00202/FUL – Boarhunt Garage Ltd, Southwick Road, North Boarhunt, Fareham, Hampshire, PO17 6JW – Change of use of existing building, including extensions and alterations, to provide 5 no. self-contained residential units, erection of 1 no. 3-bedroom detailed house, provision of car parking, secure cycle storage, landscaping and servicing –</b> <b>The Parish Council RESOLVED to submit the following comments to the Planning Department at Winchester City Council:</b> <i>‘In addition to the comments previously submitted (and recorded) by Boarhunt Parish Council, the Parish Council (PC) submit the following comments in respect of the above application;</i></p> <ul style="list-style-type: none"><li><i>• The Parish Council are not convinced that 5 x 1 bed room flats are in keeping with the surrounding area or indeed appropriate; the existing property has permission for 2 residential dwellings plus a shop. It is questionable if there a local need for 1 bedroom flats in North Boarhunt, over larger (2 or 3 bedroom dwellings) more appropriate for families. There is no local infrastructure i.e. public transport, shops and amenities that typical occupants of 1 bedroom flats would desire.</i></li><li><i>• Concerns that a precedent would be set to allow other detached North Boarhunt properties to be converted into flats.</i></li><li><i>• Potential safety issues for line of site visibility on Southwick Road / Trampers Lane corner.</i></li><li><i>• Concerned that potential for a local shop to serve the community of North Boarhunt on this site would be lost.’</i></li></ul> <p><b>Enforcement</b> <b>Boarhunt Garage Ltd, Southwick Road, North Boarhunt, Fareham - Public Enquiry on 2<sup>nd</sup> August 2016 – It was RESOLVED that Cllr Norwood would speak on behalf of Boarhunt Parish Council at the Public enquiry.</b> WCC Cllr Cutler agreed to speak as a District Councillor representing Boarhunt and HCC Cllr Stallard had already responded to WCC Enforcement on this matter.</p>	The Clerk
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49.2/16

**New items –**

**Applications**

**16/01340/LDP – Wickham Court, Backhouse Lane, North Boarhunt, Fareham, PO17 6JS – Use of Land for the stationing of holiday caravans for twelve months of the year together with a maximum of 21 caravans for residential occupation (LAWFUL DEVELOPMENT CERTIFICATE) –**

**The PC RESOLVED to submit the following comments to the WCC Planning Authority:**

***'Boarhunt Parish Council object to the proposal on the following grounds:***

**The Planning Inspectorate decision following the Public Inquiry 25th February 2014,**

**APP/L1765/X/13/2202029 concluded that; "On this basis an LDC as proposed cannot be issued as the proposed change of use for stationing permanent static caravans over holiday caravans would represent a material change of use which requires planning permission."**

In view of the above ruling, if the site owners wish to increase the number of static caravans for permanent residence then a full planning application, not certificate of lawfulness application should be submitted. This would then enable a full assessment of the associated considerable environmental impacts, i.e. highways / access / drainage / impact of increased population on local services etc.

**The Planning Inspectorate at the Public Inquiry 25th February 2014**

**APP/L1765/X/13/2202029 also concluded that; "The lawful use of the land, both the blue and green land is therefore as a holiday caravan site".**

Specifically related to the Green land that;

***"and no caravans, whether static or tourer can be let for holiday or residential accommodation".***

In view of this ruling, any proposed siting of permanent residential statics within these areas (blue and green zones) would be unlawful and enforceable; the green zone is also offered the additional protection (i.e. over and above the fact that use for holiday only) that any caravans sited in that locality cannot be let.

The application does not provide any detailed plans as to the siting of the proposed additional permanent static caravans / park homes.

In addition to the outcome of the public enquiry in 2014, the Parish Council also have severe concerns that any attempt to increase the number of permanent residences on this site without proper planning considerations would dramatically impact the physical character of the village. In view of this, the full impact of any such proposal should be properly assessed by a full planning application and proper consultation with all those affected'.

**16/01341/LDP – Wickham Court, Backhouse Lane, North Boarhunt, Fareham, PO17 6JS – Use of the Land for the stationing of holiday caravans for twelve months of the year together with a maximum of 24 caravans for residential occupation (LAWFUL DEVELOPMENT CERTIFICATE) –**

**The PC RESOLVED to submit the following comments to the WCC Planning Authority, as per those made for Application 16/01340/LDP (see above) and object to the proposal.**

**Appeals**

**Appeal Reference: 16/00037/REF – The Bungalow, Southwick Road, PO17 6JH – The PC noted this Appeal and RESOLVED not to submit further comments.**

**Enforcements/Potential Enforcements**

**Stubbingtons Yard, Trampers Lane, North Boarhunt – It was RESOLVED that The Clerk should contact WCC Enforcement to confirm the Planning Status of the site.**

The Clerk

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<b>50/16</b>	<b>Finance and Council business</b>		
50.1/16	<b>Payments</b> - The following orders for payment were approved.		
	06/07/2016	178 G WRIGHT	Net pay, Expenses & allowance - June 2016 (Incl Pay Award & arrears) £241.89
	06/07/2016	179 HMRC	Employees HMRC costs - June 2016 £52.40
	06/07/2016	180 N W ADAMS	Q1 FY 16/17 Play Inspection No. 7 (VAT = £8.80) £52.80
	06/07/2016	181 E- MANGO	Website - Hosting (less £130 discount), Support & Back Up 24/6/16 to 23/6/17 incl (VAT = £70) £420.00
	06/07/2016	182 Claymart (C Martin)	Grounds Maint/Cleaning - July, Aug & Nov 2015 & Mch, Apl & May 2016 £750.00
	06/07/2016	183 Southern Electric	Street Lights 2016 (VAT = £20.15) - replaces cheque 170 which has been cancelled £423.31
	06/07/2016	184 Boarhunt PCC	Donation (£100 to Magazine & £500 for Grounds Maintenance) £600.00
	06/07/2016	185 J Parker	Queen's 90th Birthday - Community Event £250.00
	<b>TOTAL = £2,790.40</b>		
50.2/16	<b>Website</b> - Cllr Norwood said that the Parish Council website had now 'gone live' and could be accessed via the website link <a href="http://boarhuntparishcouncil.org">http://boarhuntparishcouncil.org</a> Cllr Norwood said that items were still being added to the website content, but that it currently included Boarhunt's history, HCC & WCC Councillor reports, Minutes and Agendas for the PC and other information and said that constructive comments were welcomed. Cllr Schofield thanked Cllrs Norwood and Parker and E-Mango (the Website's hosts) for all their hard work for successfully getting the website up and running.		
50.3/16	<b>Development of Councillor Role, task allocations and Project Work</b> – Cllr Schofield introduced this item and said that his aim was to promote discussion so that some Projects could be considered by the PC for further/future development. He said that this would be an opportunity for the Village Community to become involved, possibly by joining Parish Council Working Groups (there was no need to be a Parish Councillor), to help develop and deliver projects for the overall benefit of the Community. One of the potential projects identified was the updating of the Village Design Statement (VDS); Cllr Schofield agreed to circulate a list of other potential projects.		Cllr Schofield/ PC Cllrs and Boarhunt Residents
<b>51/16</b>	<b>Highways, Rights of Way and Street lighting</b>		
51.1/16	Cllr Parker said that the road closure of Trampers Lane was causing some inconvenience and asked why it was necessary to close the road while worked progressed. HCC Cllr Stallard said that unfortunately the road closure was necessary to ensure that the pavement works were completed within the specified time allowed within the contract for the works.		
51.2/16	The Clerk enquired why the Footpath near Lodge Farm continued to be closed; he was informed that this was due to delays in making Bridge repairs and was requested to follow the matter up with HCC officers.		The Clerk

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<b>52/16</b>	<b>Village Hall &amp; Community Activities</b>	
52.1/16	<b>Social Club and Parish Council Joint meeting</b> - Cllr Parker circulated the draft minutes of a meeting held between the Social Club (SC) and Parish Council representatives on 13 <sup>h</sup> June 2016; Cllrs Parker and Dell attended this meeting. The meeting established the purposes of the Working Group (WG) which were to (1) Maximise facilities for the Parish; (2) Maximise viability of the Social Club and (3) Minimise the cost and effort to both the SC and the PC. The WG also agreed to produce a Memorandum of Understanding with the aim of publishing it in December 2016. Cllr Parker agreed to circulate the approved minutes of the meeting.	Cllr Parker
52.2/16	<b>Queen's 90<sup>th</sup> Birthday Celebration Parish Event</b> – Cllr Parker reported that the event was very successful and a total of £520 was raised and donated to the NSPCC. As previously approved by the PC, a sum of £250 was given as a grant towards the costs of staging the event. A vote of thanks was given by the PC to the event organisers and to all those involved in helping to make the event a success.	
<b>53/16</b>	<b>Recreation Ground</b>	
53.1/16	The Play Inspection report for the Quarter ending 30 <sup>th</sup> June 2016 was received. In the report, the Inspector complimented the Parish Council on the repair/maintenance work carried out; this work had mainly been completed by Cllr Harmsworth and her husband and a vote of thanks was given for their hard work. No items requiring urgent (high priority) rectification work were identified in the Inspection report. The PC RESOLVED to authorise rectification work and expenditure on minor works and requested further information and costings for any major work required, so that it could be considered at a future meeting.  Grant funding bids could also be considered.	Cllr Harmsworth/ The Clerk
<b>54/16</b>	<b>Allotments</b>	
54.1/16	No items received.	
<b>55/16</b>	<b>Lengthsman Scheme</b>	
55.1/16	The new Parish Lengthsman (Mike Ring) completed his first visit to the Parish as Lengthsman on 20 <sup>th</sup> June 2016 and the PC agreed that Mike carried out all tasks set him to a very high standard, despite the extremely wet weather on that day. Mike's next visit was due during week commencing 29 <sup>th</sup> August 2016.	
<b>56/16</b>	<b>Village Gates and Village Maintenance (including Notice Boards)</b>	
56.1/16	<b>Village Gates</b> - Cllr Schofield said that the Village Gates were now all in place and that the planting around the gates by Mud Island Nurseries would take place later in the year; Cllr Schofield said that mostly positive feedback had been received regarding the gates.	
56.2/16	<b>Village Maintenance &amp; Notice Boards</b> – Cllr Crowe had provided information by email regarding the costs of replacing Village Notice Boards, however, the PC wanted to consider the matter further, so this item was deferred to a future meeting.	All PC Cllrs/ The Clerk
<b>57/16</b>	<b>Correspondence:</b>	
57.1	None.	
<b>58/16</b>	<b>Date of next Meeting: The next meeting will be held on Wednesday 7<sup>th</sup> September 2016 at 7.30pm in Boarhunt Memorial Hall, Trampers Lane, North Boarhunt, PO17 6DD</b>	
	The meeting closed at 9pm.	

BOARHUNT PARISH COUNCIL WEBSITE: <http://boarhuntparishcouncil.org>

TO CONTACT THE PARISH COUNCIL: email: [boarhuntpc@gmail.com](mailto:boarhuntpc@gmail.com)