

MINUTES

10.04.18

GODSHILL PARISH COUNCIL

Minutes of an Ordinary Meeting of the Parish Council held in the Village Hall, Godshill on Tuesday 10th April 2018 starting at 7.30 pm.

Present:

Cllr Fell - Chairman

Cllr Cakebread

Cllr Williams

District Cllr Bill Dow

Mrs Bev Cornish - Clerk

Twenty-one members of the public.

Public Session:

Cllr Fell welcomed everyone to the meeting.

A parishioner asked whether the Verderers could be asked to reinstate their metal signs stating 'It is illegal to feed the forest ponies' on the green and by the pond. The Clerk said that she would contact the Verderers to request more signs.

A parishioner read out a statement which asked for the support of the Parish Council at a forthcoming meeting of the NFNPA's Development Control Committee which was to consider the planning application for Primrose Cottage.

District Councillor Bill Dow: Cllr Dow reported that he had awarded a grant of £600 for the repairs to Godshill Village Hall. He said he had initially offered £300 but as no other organisation had applied to him for a grant by the end of the financial year, he had been able to make a larger award.

Cllr Dow also reported that the District Council would be carrying out a review of the electoral wards with the objective of reducing the number of councillors from 60 to 48. However, this would not be able to be implemented for another 5 years.

Litter Warden: Mrs Boyd advised that she had organised the Annual Litter Pick for Sunday 29th April 2018 at 10 am and advised that she had not been able to get hold of any equipment from Sandy Balls.

Mr Carl Castledine, the Managing Director of Away Resorts, who was present at the meeting, advise that Sandy Balls would be very keen to support the litter pick, bearing in mind that some of the litter dropped in the village would be from visitors to Sandy Balls. He asked Mrs Boyd to get in touch with Clare Watkins, the General Manager, who would be happy to help and to supply appropriate equipment.

180.17 To receive apologies for absence: The Clerk advised that she had received apologies from Cllrs Lintonbon, O'Brien and Pomphrey due to personal commitments.

181.17 Declarations of Interest:

a. To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in

accordance with the provisions of the Local Government Act 1972 in respect of officers: Cllr Cakebread declared a personal and non-pecuniary interest in the item on Primrose Cottage, Newgrounds and left the room during the discussions and decision.

b. To consider any Dispensation Requests received by the Parish Clerk and not previously considered:

The Clerk confirmed that she had received no requests for dispensations.

182.17 To resolve to approve the Minutes of the Ordinary Meeting held on 13th March 2018: Cllr Williams proposed, Cllr Cakebread seconded and it was RESOLVED that the Minutes be approved and signed as a true record by the Chairman.

183.17 To resolve to note the Clerk's Report providing information on recent issues and work completed: Cllr Fell proposed from the Chair and it was RESOLVED that the Clerk's report be noted as follows:

108.16: Speed Limit Repeater sign: The trial SLR has worked but the Speed Indicator Device has been experiencing technical faults and so has not collected any data. As a result it has been removed and is due to be repaired and returned for another week of data collection.

105.17 Planning and Tree Works Applications:

At this point in the meeting, Cllr Fell proposed from the Chair and it was RESOLVED that the meeting be opened to allow members of the public to speak on the planning application for Sandy Balls.

Ten parishioners spoke on the following issues:

- The potential for addition 28 day camping sites to pop up to absorb the touring business.
- The loss of the 4 month respite period when neighbours were not disturbed.
- The proposed location of the bike shop which would lead to campers using School Lane as a cycle route.
- The future use of Cornacre.
- The proximity of the proposed caravans to neighbouring properties.
- The predicted visitor numbers which were considered to be inaccurate and too low.
- The anti-social nature of hot tubs which would disturb the neighbours during the day and at night.

One member of the public spoke in support of the application.

Mr Carl Castledine responded to each of the questions and concerns raised by residents and gave a summary of what the company was trying to achieve with the proposed plan. He said that Away Resorts wished to work with the community to mitigate those concerns. He also said that he was unaware that visitors to the neighbouring 28 day campsites were using the facilities at Sandy Balls and that those campsites were promoting the access to Sandy Balls's facilities when advertising their campsites. Furthermore, he said that the company had no plans for the future use of Cornacre.

Cllr Fell thanked parishioners for their comments and for a thorough discussion on the planning application. He thanked Mr Castledine and Ms Watkins for attending the meeting and said that he would now close the meeting to the public.

Application No. 18/00139

Sandy Balls Holiday Village, Southampton Road, Godshill - Use of land for the siting of 108 holiday lodges (static caravans) including the relaying of 108 bases, access roads, parking spaces, refuse enclosures and associated landscaping: Following a brief discussion, Cllr Fell proposed, Cllr Williams seconded and it was RESOLVED that Godshill Parish Council was happy to accept the decision reached by the National Park Authority's officers under their delegated powers.

However, taking account of the concerns raised by residents, the Council wished to express its concerns on the following issues:

1. Consequent impact of additional tents and touring vans business transferring to 28 day 'pop-up' sites

This application would be very likely to increase the numbers of pop-up sites in Godshill, especially in high season as regular touring visitors will be displaced to the 28 day campsites which will continue to provide access to Sandy Balls' facilities. The promotional quotes below, taken from the websites of local 28 day campsites, demonstrate the Council's concerns:

Folds Farm website: "We are just a short walk from Sandy Balls Holiday Village which offers swimming, bike hire, bar and restaurant as well as several children's play parks. Sandy Balls welcomes day visitors with no entry free to the park"

With a number of reviews from campers who used the Folds Farm campsite stating: "The great advantage to this site is that if you have loads of time, Sandy Balls is next door where you can book bikes and other activities. There are a great couple of swimming pools which at busy times you need to book. It costs about £10 for a family. They are on hourly slots, so you have an hour. There is a good little shop there too. The bike hire is expensive but you get 15% off if you book online."

Tom's field: Visitor comment stating: "The location is great as you're in the heart of the New Forest and you're a close walk to Sandy Balls resort should you want some evening entertainment."

The view of many residents is that the village accommodates too many of these pop up sites already which cause disruption to residents' and commoners' routines, plus litter, noise, lights, traffic and interference with donkeys and ponies.

In the case of Sandy Balls and Godshill, no assurance can be given that displaced business can be met elsewhere without adverse impacts. If granted, this application would cause an unwelcome overall increase in total lodge, camping and touring van accommodation in Godshill thereby being contrary to Paragraph 6.11 of the application's Ecological Impact Assessment which promises reduced impact on sensitive Forest areas, and disregards the fact that the only remaining large "tranquil" area in the northern Forest lies within walking distance of Sandy Balls.

In the NPA's Recreation Management Strategy, paragraph 6.4.1, priority action promises to '*Audit the provision of camping in the National Park and maintain the unique experience the New Forest offers; sustain the significant contribution it makes to the local economy whilst ensuring that campsite management does not adversely damage the Park's special qualities.*'

The Application paragraph 7.36 states: "With reference to Policy DP18 the Park Authority have stated that they would need to be assured that the displacement of touring sites is capable of being met elsewhere without adverse impacts..... This seems an unfair and unreasonable interpretation of planning policy."

Following frequent enquiries at North West Quadrant meetings, Mr Steve Avery has confirmed that the NPA will not be using Article 4 powers to reduce the number of pop-up sites to alleviate the problems they cause in Godshill, but only when the trend becomes worse in the Forest as a whole. There are numerous fields in Godshill, both north and south of the B3078, where owners would be keen to snap up the camping and touring caravan business displaced by Sandy Balls, which longstanding visitors to the holiday centre will want to continue to use. It is therefore likely that the numbers of people using the site will not be reduced as much as promised.

2. Predicted Visitor Numbers:

The Parish Council wishes to contest the predicted decrease in visitor numbers to the site if the application is approved. The numbers quoted in the tables in the Planning Statement should be maximum rather than average numbers. The occupancy figures used appear to be on the low side for peak season and for the size of the caravans to be installed which consequently results in a significant reduction. This gives a misleading impression when taking account of the size of the new caravans and the usage over the whole year and when the additional visitors from the increased number of pop up sites and local people are added, which will also be using Sandy Balls' facilities.

3. Shorter respite from disturbance - 4 months to be Retained

The Parish Council objects to there being any decrease in the four months of comparative peace in parts of the application site which are very valuable to neighbours. It requests that a condition be applied which requires there to be a continuance of the clear four month respite from occupation for the caravans which back on to The White House, Rathgael House, Street Farmhouse, Breach Acre and Cypress.

4. Children's play space

Clause 22 of the Site Licence requires there to be 10% of the total site area given over to children's play space. The two existing areas allocated for this purpose are already nowhere near that figure, with the larger space shown in the application as being considerably reduced to provide car parking spaces. No safe free-running space is provided close to lodges elsewhere in the estate for the numbers of children, particularly teenagers, within Sandy Balls and from elsewhere. Please see the additional comments below on "Conservation Woodland" and paragraph 7.13 of the application planning statement.

5. Conservation Woodland

Sandy Balls' conservation woodland SINC is important to the National Park as a whole and needs very special care and protection. The Parish Council is concerned that with the reduction in play space for children (which is already inadequate and contrary to its Licence) will have an impact on the woodland.

Paragraph 7.13 of the Planning Statement states that the holiday village already has a substantial area of woodland walks "that effectively provide Suitable Alternative Natural Greenspace". Using the woodland as alternative play space would be contrary to Policy CP14 as by doing so Sandy Balls would be creating adverse impacts on the Special Qualities of the National Park.

6. Lighting

The application provides no lighting plan and states that lighting should be agreed by condition. The residents of Godshill respect the dark skies of the New Forest and have no street lights. Sandy Balls should observe the same ethics, although neighbours already report increased glow from the estate, in the entrance area and from outside lights and windows, as well as from alleged new LED lights in the area of the application.

The proposed low-level bollards together with lights from the caravans and cars will be intrusive, particularly in winter months through leaf-less hedges and at night in summer. Past experience suggests that bollard lights would be vandalised. All outside lighting, including bulkhead fittings - if genuinely essential - should be activated by movement-sensors only. Safety around disabled accommodation and parking must of course be respected, but apart from that the aim should be to keep the estate as dark as the village of Godshill.

7. Hot tubs

The application makes no mention hot tubs, although they are likely to be sited next to most if not all of the new caravans. The Parish Council is concerned about the environmental impact of them, how they will be drained and on the stability of the escarpment as well as their contribution to noise and neighbour disturbance.

8. Cycling centre

Paragraph 2.20 of the Transport Statement states that there is a cycle lane on the B3078 linking Sandy Balls to Godshill village which is incorrect. The Parish Council requests that the exit to the designated public footpath from Northfield be blocked to cyclists by physical barriers, to eliminate cycling nuisance, because "No cycling" notices are ignored.

9. Location of Lodges

The Site Licence requires there to be 3 metres of clearance between the start of the caravan pitches and all boundaries of the Sandy Balls Estate, notably alongside The White House, Rathgael House, Street Farmhouse, Breach Acre and Cypress. The application appears to show a reduced distance of 2 metres. In the rest of the estate there are instances of new big lodges sited closer to a road than the permitted 2 metres for holiday caravans.

10. Landscape, soft landscape and tree plan

The Parish Council supports the removal of the proposed existing immature tree and hedge planting. However, replacement planting should provide extra-thick, evergreen planting on the southern border, alongside Cornacre and in front of The White House, Rathgael House, Street Farmhouse Acre and Cypress to protect neighbours.

With regard to the soft landscaping scheme, the Parish Council requests that the application be given a strictly-conditioned landscaping and lay-out scheme included with any decision documents and would appreciate prior sight of any changes as well as the opportunity to comment.

11. Drainage and utilities

There are no plans contained in the application showing sewage/drainage, water supply pipes, electricity supply which is not acceptable for such a significant development. The Parish Council seeks reassurance that the capacity of the existing sewerage works is able to cope and that tree roots will not be damaged.

12. Future Use of Cornacre

No information is provided in the application on the future use of Cornfield. This is a field which is for agricultural use only and the Parish Council seeks reassurance that any future use will not cause any disturbance to the neighbours.

13. Traffic and transport

Reduction in traffic jams on the B3078 is put forward as one of the main advantages of the application. However, with additional 28 day campsites to accommodate displaced tents and touring caravans, the problems would largely be transferred from the Sandy Balls entrance to the Woodgreen Road junction. In an earlier application, Away Resorts promised to cope with delays at the entrance by pushing the reception area further into the site and making registration more efficient. Additional well-trained staff put in place at peak times would largely remove the traffic jams for the time being, whilst better reorganisation of the whole site is awaited.

With regard to construction traffic, if permission is given the Parish Council requests that a condition be added to restrict the timing of the movement of construction vehicles on the B3078 to outside peak hours.

Application No. CONS/18/0278

Part parcel OS 6087, Stuckton Hill, Stuckton - Coppice 1 x group of Hazel and Holly trees:

Cllr Fell proposed from the Chair and it was RESOLVED that the decision on the application be left to the Tree Officer.

106.17 To consider whether to send a parish representative to a forthcoming meeting of the NFNPA Development Control Committee to read out a statement on behalf of the Parish Council in support of the planning application numbered 17/01101 for Primrose Cottage, Newgrounds: Cllr Fell proposed from the Chair and it was RESOLVED that the Clerk be delegated to represent the Parish Council and make a statement in support of the application at the meeting.

107.17 To resolve to approve the membership document and payment of £224 for the annual membership of the Hampshire Association of Local Councils: Cllr Fell proposed from the Chair and it was RESOLVED that the membership and payment be approved.

108.17 To resolve to approve the following payment:

£221.00 - Godshill Village Hall - For annual hire for meetings

Cllr Fell proposed, Cllr Williams seconded and it was RESOLVED that it be approved.

109.17 Finance and Policy:

a. To resolve to approve the payment of the Accounts:

	£	Cheque No.
HALC – Annual subscription	224.00	100557
Godshill Village Hall – Hire fees	221.00	100558
Godshill Village Hall – Match funding grant	600.00	100558
B Cornish - April salary	316.71	100559
HM Revenue & Customs – PAYE Jan, Feb, March	237.40	100560

Cllr Fell proposed, Cllr Williams seconded and it was RESOLVED that they be approved.

b. To resolve to approve the Bank balances – Cheque and Reserve Accounts:

Balances to be Approved and Noted as at 10.04.18

Current Account: £11,779.04 Deposit Account: £579.91

Cllr Fell proposed, Cllr Williams seconded and it was RESOLVED that they be approved.

110.17 To receive any reports from parish representatives on the meetings of any Outside Bodies:

Village Hall Committee: Cllr Williams gave a very brief report on a recent meeting at which the Committee had considered plans and ideas for fundraising events at the Hall for the rest of the year.

North West Quadrant: Cllr Cakebread gave a brief report on a recent meeting at which Nik Gruber, the Tree Officer, had given a very interesting presentation and Steve Avery had advised of a further forthcoming consultation on the Recreation Strategy.

GDPR Training: The Clerk gave a brief report on the very informative training event she had attended with Cllr Cakebread. She said the Parish Council will be required to adopt a number of new policies at the next meeting which related to its compliance with the new General Data Protection Regulation which would come into effect on 25th May 2018. She said she was awaiting receipt of the model policies from the Society of Local Council Clerks.

184.17 To resolve to note the Correspondence received: Cllr Fell proposed from the Chair and it was RESOLVED that the following items of correspondence be noted:

1. PKF Littlejohn – An email providing annual external audit instructions.
2. Hampshire Association of Local Councils – An Easter message from Chief Executive Steven Lugg.
3. Friends of the New Forest – Notification of the AGM and Members Day on 21st April 2018 at The Barn, Foxlease, Lyndhurst starting at 10.30 am.
4. New Forest District Council
 - An email invitation from Chairman to a thanksgiving service for her civic year which has been arranged for Sunday 29 April at 3.00 pm at St Thomas and All Saints Church, St Thomas Street, Lymington.
 - Notification of the changes to the way public notices are published for statutory adverts, notably those regarding planning and related applications and road closures, which will be done from April 2018 through the free newspaper rather than in local papers which will save £50k each year.
5. An email from resident advising that she will be hosting Riding For the Disabled (RDA) on the land opposite St Giles chapel as a charitable activity, has taken advice and been told the activity does not require planning consent, as it is taking place for less than 28 days per year. It will run on Wednesday mornings between April and October, weather permitting, with a break in August. She is also planning to make some improvements to the hard standing by the barn and will be offering the area for parking for the St Giles chapel congregation as she understands there used to exist a long-standing informal arrangement with the previous land owners. For the interest of the Council, she also needs to mention that crossing the road from the chapel side is extremely dangerous due to a blind bend with fast-moving cars habitually exceeding the 30mph limit.

6. New Forest National Park Authority – An email from Nik Gruber advising that there seems to have been a decline in the number of tree wardens in the New Forest and few Town and Parish Councils have active tree wardens attending the Tree Councils programmes. He asks if Town and Parishes could consider appointing a Tree Warden for their parish. He sees the role of a Tree Planting Co-ordinator could be beneficial for the continued tree cover and management of newly planted trees in an area. This may include:-
- Identifying suitable tree planting sites
 - Co-ordination between different land owners (including: Hampshire County Council, New Forest District Council, Town and Parish Councils, private estates)
 - Organising working parties
 - School involvement
 - Maintenance and inspections
 - Co-ordinating the NPA Family Trees event.

111.17 Any Other Business:

112.17 Next meeting: Cllr Fell confirmed the date of the next meeting, the Annual Meeting, as Tuesday 8th May 2018.

With no other business, the meeting closed at 8.50 pm.

Members of the Council considered the foregoing in the matters in consideration of their duties: Equal Opportunities, (race, gender, sexual orientation, marital status and any disability); Crime & Disorder, Health & Safety, and Human Rights.