

**MINUTES**  
**12.01.2021**  
**GODSHILL PARISH COUNCIL**

**Minutes of the Virtual<sup>1</sup> Ordinary Meeting of the Parish Council held on Tuesday 12<sup>th</sup> January 2021 at 7.30 pm.**

Present:

Cllr Fell - Chairman

Cllr Cakebread

Cllr O'Brien

Cllr Phillips

Cllr Williams (until 8.36 pm)

Cllr Woodward

County Cllr Edward Heron

District Cllr Emma Lane

Mrs Bev Cornish - Clerk

Eleven members of the public

**Public Session:** A member of the public said that as a magistrate in Salisbury for many years, he was an advocate of average speed cameras and for them to be used as an effective deterrent to speeding vehicles. He said that if people were aware that within several drives above the speed limit in an area of average speed cameras they would lose their licence, they would keep to the speed limit.

A member of the public asked whether it was possible for the debris in the gutters along the Southampton Road, caused by hedge cuttings and trees, could be cleared so that it wasn't washed into the drains.

A member of the public gave a brief report on a virtual meeting attended by interested residents on the 'Nextdoor' network who had a strong interest in the prevention of animal deaths. The meeting was attended by Dame Esther Rantzen. She said that she was awaiting the list of suggested actions and, once received, she would share them with the Parish Council.

A member of the public asked about the maintenance of the footpaths and the need for the replacement of footpath direction signs.

**District Cllr Emma Lane:** Cllr Lane advised that the results of the New Forest District Electoral Review had been published with her ward being amalgamated into two different wards with the purpose of reducing the number of district councillors from 60 to 48. The reason for this was to reduce councillor costs for expenses, office equipment etc, although she had never claimed any expenses herself.

Cllr Lane also drew the Council's attention to an outline planning application for St John's Farm, Stuckton Road, Fordingbridge for 98 houses (including 20 retirement properties) on which the Council may wish to comment. Officers at New Forest District Council had been in discussions with developers for about a year and the deadline for the consultation was mid-February.

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<sup>1</sup> In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

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Lastly, Cllr Lane advised that there was a e-petition on the New Forest District Council website for the installation of average speed cameras on the B3078 following the recent terrible deaths of donkeys and ponies over the Christmas period. Councillors from NFDC and Hampshire County Council, including Cllr Edward Heron, were currently working together with some commoners to consider ways in which preventative measures could be put in place on this black spot for animal deaths. She encouraged everyone to sign it.

**County Cllr Edward Heron:** Cllr Heron began his report with an update on the Covid-19 figures for the area which were now high at 400 per 100k population. He said that the numbers were rising further and it was very important that people stayed at home. Any notion that this area was not going to be affected by the virus was incorrect.

On the issue of animal casualties, he said that he had been working with Hampshire Police for some time on the potential for installing average speed cameras. He said that the Police & Crime Commissioner had had other priorities so had not been able give sufficient attention to them for the forest roads identified as black spots. He said he hoped that the casualties over Christmas period would highlight the importance of giving renewed attention to this issue and he was happy to consider any ideas from the parish.

**Litter Warden:** Mrs Boyd reported that she had collected 5 bags of rubbish on one trip and on another 24 glass bottles on another. She also said that the issue of the littering of McDonalds wrappers and boxes thrown from cars was continuing.

**136.20 To receive apologies for absence:** The Clerk reported that apologies had been received from Cllr Pomphrey due to a personal commitment. Cllr Fell proposed from the Chair and it was RESOLVED that the apology and the reason for it be accepted.

### **137.20 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:**

Cllrs O'Brien and Williams declared a personal and non-pecuniary interest in planning application 20/00903 but declared that they would not participate in the discussion or vote due to being friends of the applicants.

Cllr Woodward declared a personal and non-pecuniary interest in planning application 20/00903 and said the he would speak on the application but not vote.

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

The Clerk confirmed that she had received no dispensation requests.

**138.20 To resolve to approve the Minutes of the Ordinary Meeting held on 10<sup>th</sup> November 2020:** Cllr Fell proposed, Cllr O'Brien seconded and it was RESOLVED that the Minutes be approved and signed as a true record by the Chairman.

**139.20 To resolve to refer any business raised by the public in public discussion, and any other matters or items of information from councillors, to a future meeting or to resolve to agree on any other action:** Cllr Fell proposed from the Chair and it was RESOLVED that the matters raised by members of the public on items on the Agenda would be taken into

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consideration when councillors debated those items. It was also agreed that the following actions be agreed on the issues raised:

- Cllr Lane would raise the matter of a road sweeper visiting Godshill to clear the gutters in Southampton Road; and
- Cllrs Fell and Pomphrey would walk those footpaths to check which signs needed replacing and the Clerk would order more directional signs from the Hampshire Countryside Access Team.

**140.20 To resolve to note 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:

**Litter Warden: Feb 20 Mtg: Cricket Pitch Bin:** No further progress on this.

**25.20: Parking at Entrance to Newgrounds:** The Clerk has contacted Sean Marsh to request a further sign.

**36.20: Footpath 772:** No response from the Countryside Access Team on the Footpath repair.

**58.20: British Telecommunications plc EIR Request:** No response has been received from BT regarding the number of visits for repairs to DSLAM Cabinet outside Godshill Village Hall, SP6 2LH.

Cllr Fell proposed from the Chair and it was RESOLVED that the meeting be opened to members of the public to comment on the applications.

### **141.20 Planning and Tree Work Applications:**

A member of the public spoke in support of her planning application for Street Cottage.

#### **Planning Application: 20/00684**

#### **Street Cottage, Southampton Road, Godshill - Outbuilding; demolition 2No. outbuildings:**

Following a brief discussion, Cllr Woodward proposed, Cllr Cakebread seconded and it was RESOLVED that Godshill Parish Council should recommend Permission for the application on the following grounds:

- It was compliant with Local Plan policies DP37, SP16, and SP17.
- It was agreed that the proposal would be an improvement to the curtilage of the listed building within the Conservation Area.

The agent for the applicants for Paysanne spoke in support of the application, provided detailed reasons for that support and corrected some information he had previously provided to councillors during the site visit.

\* \* \* \*

The agent for members of the public who were present at the meeting spoke in objection to the application stating that it should not be a new application but a retrospective application. He also provided detailed reasons for that objection.

Two members of the public spoke in objection to the application.

The Chairman closed the meeting to members of the public to enable councillors to consider the application.

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### Planning Application: 20/00903

**Paysanne, Godshill Wood - Application to vary condition 2 of planning permission 18/00262 Dwelling; detached garage with office over; sewage treatment plant; demolition of existing dwelling and outbuilding to allow minor material amendment:** Following a discussion and Cllr Fell proposed, Cllr Cakebread seconded and it was RESOLVED that Godshill Parish Council should recommend Refusal for the application on the following grounds:

It is contrary to the following policies:

Policy SP16 a) Material harm to the Conservation Area, including views, trees and light pollution.

Policy SP6 Geological features completely changed by construction work.

Policy SP7 b) Massing and scale detracts from the natural beauty of the National Park.

Policy DP2 a) Inappropriate and unsympathetic in terms of scale, siting and layout.

b) It does not respect the natural, built and historic environment and biodiversity.

c) Individual trees and hedgerows removed, minimal appropriate new planting.

d) Suburban-type wooden fencing without prior permission.

e) Neighbour amenity impacted by visual intrusion, overlooking and light pollution

f) Unacceptable adverse impacts from water and light pollution.

Policy SP17 Loss of local distinctiveness/character and suburbanising effect.

Policy DP35 Dwelling of greater floor space than the original, contrary to the permitted plans.

Policy DP36 Floor space increased by about 35%. No exceptional circumstances.

Policy DP37 Outbuilding granted retrospective permission for substantial increase in size, location change which exacerbates overlooking, and already being used as temporary residence.

Policy DP18 a) It harms the built and historic environment;

d) The submitted plans are often self-contradictory; environmental practices are questionable;

e) It harms landscape setting (notably height, bulk and expanses of glazing).

New Forest National Park Design Guide SPD (December 2011 Section on 'New and Replacement dwellings'.

The dwelling as built differs considerably from the approved plans in location, orientation, height, floor space, width, length, glazing and overall bulk. The topography of the site has also been changed significantly.

The application requests that the following condition in Application 18/00362 be counted as having been fulfilled:

*Condition 2. Development shall only be carried out in accordance with drawing nos: 102-P-01, 102-P-05B, 102-P-06C, 102-P-07A, 102-P-08A, 102-P-09A, 102-P-10, 102-P-11 No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority. (See Appendix for titles of these drawings.)*

### 1. SUMMARY

The application describes itself as being for a "*minor material amendment*". In fact, it appears to be seeking to garner approval for a number of other structural and landscape changes by

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inappropriately referring to other conditions as having been fulfilled and presenting plans including the unapproved changes which amount in total to a very considerable increase.

Godshill Parish Council was assured that planning conditions would control the development but all except Conditions 1 and 12 have been ignored. Every condition in the Decision Notice is followed by a reason for its importance, such as prevention of harm to landscape, neighbours and the Conservation Area. Failure to keep to these conditions therefore causes significant and continuing harm.

The dwelling now erected differs in many respects from the drawings listed in Application 18/00362, in orientation, height, location, shape, and size, number and positioning of windows. Some of these discrepancies, notably the orientation and height, have a greater impact than others. In total they result in a very different building, more intrusive than the permitted design, which adversely affects neighbours and dominates the surrounding landscape. A tall, suburban-style property set in totally re-sculpted topography with almost nil natural habitat has replaced an unobtrusive, simple dwelling in a heavily-wooded, ecologically-friendly, steeply sloping site with complicated contours.

The Parish Council believes that the changes within the 'as built' building do not represent minor material change as suggested by the applicant, rather, that they cause Material Planning Harm:

- To neighbours through loss of privacy and amenity
- Through increased light pollution in this dark sky area
- To the character of the local area creating an obtrusive and uncharacteristically dominant presence within the landscape.

It does not comply with multiple areas of policy as set out above, in addition to being contrary to a significant number of the conditions set out in the 18/00262 Decision Notice.

### **2. INACCURATE PLANS (Please see overlays of plans to illustrate misleading details.)**

A decision on Application 20/00005, to allow swimming pool changing room, plant and pump house has been delayed by the NPA because of its inaccurate plans. The Parish Council would now question whether any of the plans provided in any of the three applications can be trusted. Heights of buildings are not provided, sizes are unclear, layout of plot imprecise, planting plans absent. True North on some plans is not exact. It is frustrating that so few actual measurements are given on the plans. Where they are to scale it is, in theory, possible to calculate the measurements, but where a plan is clearly noted as "*not to scale*", this is impossible. If accurate drawings, with clear and precise measurements, of both the approved sizes and the changes, had been provided from the beginning, the extent of the changes in the dwelling as built would have been clear.

#### Planning Base Limited

The submitted document from this company accurately demonstrates the discrepancies in the variety of plans available online, as well as the variations from permission in the actual building. It has been entered online in objection to Application 20/00005. However, it addresses both applications and therefore needs to be added to the documents for Application 20/00903.

The Location, Block and section plans (for the present Application) Drawing 102-P-01  
Surrounding properties are visible but the plot is shown completely empty. With indication of

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neither the original nor the as-built house these plans make it impossible to assess the effects on neighbours and the landscape. The section plans do not show the re-shaping of the topography.

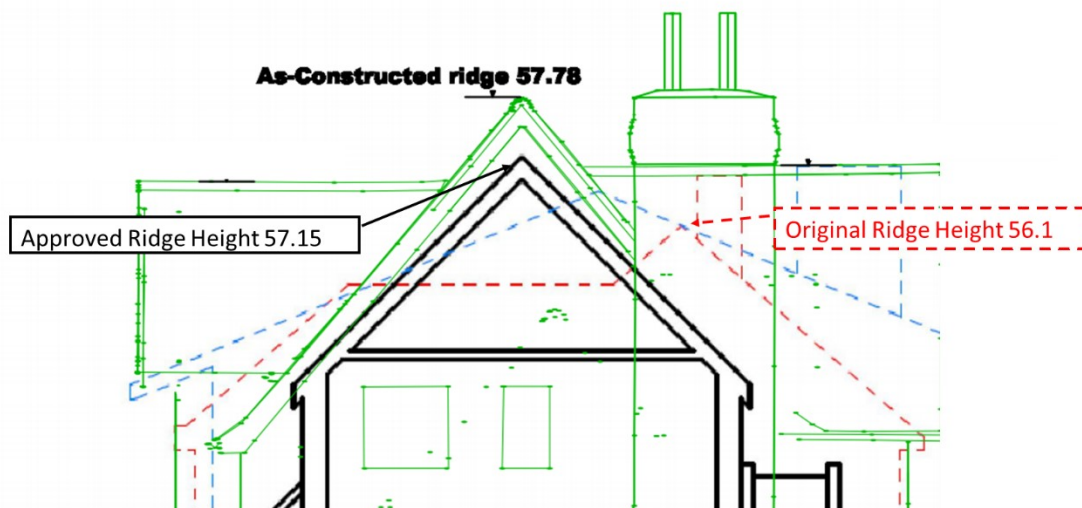
*“The changes can be seen through comparison of the approved floor plans and elevations (Drawings Number P-07A and P-08A) with the proposed floor plans and elevations (Drawings Number 0214-P06 and 0215-P05). For ease of reference an additional, not to scale, drawing (Number 0218-P02) illustrates, by way of red dashed outlines and descriptive annotation, the areas of the building where ‘as constructed’ amendments have been undertaken.”*

Illustration of Amendments from 18-00262 Approved Dwelling. This plan is not to scale and therefore of no help in calculating the area of non-approved accommodation.

Plans of proposed floor and elevations are provided but appear to be inaccurate.

### 3. VARIATIONS FROM PERMISSION

**Height:** It is not possible to verify that the base has been sunk into the ground as deeply as it is stated. However, it is certain that the ridge height of the new building is approximately 630mm higher than that approved, now some 1680mm higher than the original, as demonstrated in this Planning Base Limited submission and as opposed to the applicant’s statement that due to reducing the slab level the height was only 450mm above that approved.



The large chimney, not shown on the original slice drawing is even taller. The original building height of 56.1 was not indicated on the previous application but can be found in Application 16/00828. The now as-built house confirmed by the Planning Base Limited submission as 57.78.

This statement is very similar in nature to the statement in the design and access statement of the original application that:

*‘The existing bungalow (Paysanne) is 6 meters, but we intend to lower the dwelling by 1.2 meters, or slightly more, as currently there is a small basement which would allow the new dwelling on the south side, to be at lawn level. This would make the ridge height only 300mm higher than the existing.’*

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**Bulk:** Both the length and width have been increased which also makes the whole roof taller and larger.

To the West the increase in width is noticeable from the track and an additional window has been added (relocated from the north side).

To the South, the kitchen one-storey extension is also non-compliant, with both windows increased in size, along with an expansion of the main living area, which has an additional panel in the patio doors.

**Orientation and Location.** The swivelling of the orientation of the building has increased overlooking for neighbours towards both the North (directly into the living room) and the East of Paysanne, significantly impacting their privacy and amenity by day and increasing light intrusion and pollution at night.

When combined with its increased length and width, this change of orientation makes the whole building more overbearing. The north-western corner of the house is 2 or 3 metres further West than the authorised position. The whole now has a dominant “wall” of steep roof blocking the landscape from the footpath to the South or the road to the North during the day, and a huge wall of light at night due to the increased areas of glazing.(increased by approximately 71% on the South elevation mainly at first floor level, and by approx. 19% in the two-storey tall window on the North elevation also at a higher level).

From the track itself, these changes also alter the appearance of the house from the West, where the increased bulk now fills the whole view.

It would be useful to have the Landscape Officer’s comments on this application, given their doubts expressed on Application 18/00262.

The Council also wished to advise that there are a number of comments made in the Planning Statement which are factually incorrect.

\* \* \* \*

### **Planning Application: 20/00921**

**Hartwell, Newgrounds, Godshill - Application to remove condition of planning permission RFR.7675 for use of dwelling only in connection with the use of the land coloured red on the plan as a horticultural holding:** Following a brief discussion, Cllr Woodward proposed, Cllr O’Brien seconded and it was RESOLVED that Godshill Parish Council should recommend permission for this application but would be happy to accept the decision made by NFNPA officers under their delegated powers.

**142.20 To consider a proposal from Cllr Fell and resolve to agree on whether to take any action with regard to the recent incidents of animal deaths on Roger Penny Way:** Following a lengthy discussion, Cllr Fell proposed from the Chair and it was RESOLVED that the Clerk should contact Bramshaw Parish Council to suggest that they work jointly with Godshill Parish Council to press Hampshire County Council and Hampshire Police to address the issue of animal deaths on the B3078 with the potential for the installation of average speed cameras. She was also asked to suggest that the councils meet to discuss the matter when this was permitted. All other ideas were to be sent to Cllr Edward Heron.

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**143.20 To consider and agree on the process to be adopted by the Council in communicating information on the Census 2021 (21<sup>st</sup> March 2021) to residents whilst also taking account of the COVID-19 lockdown restrictions:** Cllr Fell proposed, Cllr Woodward

seconded and it was RESOLVED that communication with residents on the Census be conducted via email and the village website due to the Covid-19 restrictions.

**144.20 Finance and Policy:**

- a. **To resolve to approve the sum of £893.96 as the Accounts for payment for January:**

	<b>£</b>	<b>Cheque No.</b>
Hampshire & IOW Air Ambulance	150.00	100684
Fordingbridge First Responders	150.00	100685
B Cornish – January salary	339.36	100686
HM Revenue & Customs	254.80	100687

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the accounts for payment be approved.

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

**Balances to be Approved and Noted as at 12.01.21**

Current Account: £10,183.84    Deposit Account: £581.12

Cllr Fell proposed, Cllr Pomphrey seconded and it was RESOLVED that the balances be approved and noted.

- c. **To give further consideration and resolve to agree on the organisations which may be contacted with regard to the allocation of a grant:** Cllr O'Brien raised the suggestion of a contribution to the Sarah Kinsley Fund which provided a permanent source of help for local children and young adults with special needs. Cllr Fell proposed, Cllr O'Brien seconded and it was RESOLVED that an item to consider the amount of the grant be added to the February agenda.

**145.20 Outside Bodies and Representation:**

**Sandy Balls:** Cllr Fell gave a detailed report on a constructive meeting (compliant with the Covid-19 regulations) to discuss the issues raised with the Chief Executive of Away Resorts in November and held with the General Manager, the Director of People Strategy at Away Resorts, himself and Cllrs Pomphrey and Woodward. A number of the issues, including noise and lighting were in the process of being addressed and the issue of communication would be addressed by a frequent report to the Parish Council or a report to be included in the Parish Council newsletter when it was able to be distributed.

**North West Quadrant:** Cllr Woodward gave a report on a recent interesting meeting at which there had been a presentation on the Local Cycling and Walking Infrastructure Plan, the issues of flooding and animal accidents and information on the new Design Guide.



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**146.20 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. NFNPA  
- An email advising of a meeting of the Planning Committee on 19<sup>th</sup> January 2021 at 10 am.
2. NFDC  
- An email regarding an e-petition set up on the District Council's website regarding the installation of average speed cameras in areas of the forest to counter the level of animal deaths.
3. Parishioners – A number of emails attaching letters in response to the planning application for Paysanne.
4. A Parishioner – An email regarding asking the parish council to consider taking action on the recent animal deaths on Roger Penny Way.
5. An email regarding the promotion of the Census 2021.

#### **147.20 Any Other Business:**

**Covid-19 Community Support:** The Clerk was asked to contact the resident who had taken the lead in providing community support during the first lockdown to ask whether this was to continue during the current lockdown.

**148.20 Date of the next meeting:** Cllr Fell confirmed the date of the next virtual meeting as Tuesday 9<sup>th</sup> February 2021 at 7.30 pm to be held on Zoom.

With no other business, the meeting closed at 9.36 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.*