

MINUTES
11.04.2023
GODSHILL PARISH COUNCIL

Minutes of the Ordinary Meeting of the Parish Council held on Tuesday 11th April 2023 at Godshill Village Hall at 8.05 pm after the Annual Parish Meeting.

Present:

Cllr Fell – Chairman

Cllr Atwill

Cllr Cakebread

Cllr Stammers

Cllr Woodward

Mrs Bev Cornish – Clerk

Twelve members of the public

7.30 pm Public Question Time

No matters were raised.

150.22 Business Raised During Public Question Time

No matters were raised.

151.22 Apologies

No apologies were received.

152.22 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 Atwill declared a personal and pecuniary interest in Minute 156.22 and did not speak or vote on the item.

Cllr Woodward declared a personal and non-pecuniary interest in Minute 156.22 and did not speak or vote on the item.

- 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.

153.22 Minutes

Cllr Fell proposed, Cllr Cakebread seconded and it was RESOLVED that the Minutes of the Ordinary Meeting held on 14th March 2023 be approved and signed as a true record by the Chairman.

154.22 Clerk's Report

Cllr Fell proposed from the Chair and RESOLVED to note the Clerk's Report providing information on recent issues and work completed:

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.

Defibrillator Training: The Clerk is sourcing a quote from first aid training organisation Salamander Safety Training Solutions

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65.22 Platinum Jubilee Tree: Awaiting permission from Verderers and Forestry England.

74.22 Scottish & Southern Electricity Networks - Free Priority Service Register – Awaiting confirmation of a date.

141.22 Work for Lengthsman - Kissing gate in Purlieu Lane was repaired by the Lengthsman.

155.22 Planning and Tree Work Applications:

Planning Application No 22/00986/FULL

Bracken Cottage, Blissford Road, Blissford - Outbuilding; re-profiling of gravel driveway and parking area; terrace (demolition of 1no existing outbuilding):

Following a discussion, Cllr Atwill proposed, Cllr Cakebread seconded and it was RESOLVED that Godshill Parish Council should recommend permission for this application on the grounds that it was compliant with Policy DP37 of the NFNPA Local Plan.

The Parish Council accepted that no action could be taken on the identified breaches of conditions for previous planning permissions for the existing garage and single storey extension on the site. These occurred under previous ownership and the passage of time with no enforcement action being taken now rendered those breaches allowed.

However, in view of the existing garage now providing additional habitable accommodation to the main dwelling, it wished to put on record, if no condition is able to be applied to the newly acquired ancillary use being given to that garage, of its concern that the doors of the garage will be replaced in the future by glass.

In view of the National Park Authority's stated aim in the Local Plan to acquire International Dark Sky Reserve status, it asked that any decision notice for this application makes reference to Policy SP15 'Tranquillity' which requires new development to avoid, or provide mitigation measures for unacceptable environmental impacts on the National Park and its special qualities which include reducing the impacts of light pollution on the 'dark skies' of the National Park and the prevention of artificial lighting from eroding rural darkness and tranquillity.

Tree Works Application No 23/00385/TPO

Bracken Cottage, Blissford Road, Blissford - Prune/tidy 1 x Oak (T1 on Plan)

Coppice group of Hazel & Hollies (G1, G2 and G3 on the plan)

Coppice Hazel (T2 on the plan)

Fell 1 x Cypress tree (T3 on the plan)

Some trees above are protected by TPO: 32/03 and some are protected by the Conservation Area

Cllr Woodward advised that this application had been determined already by the Tree Officer.

Planning Application No 23/00233/VAR

Godshill Wood Farm, Woodgreen Road, Godshill - Application to vary condition 2 of planning permission 20/00520 for stable building; access; associated planting; demolition of 2 No. stable buildings:

Following a discussion, Cllr Atwill proposed, Cllr Fell seconded and it was RESOLVED that Godshill Parish Council should recommend refusal for this application on the following grounds:

- Application 20/00520 was for a replacement stable block which was considered under Policies DP50 & DP51 of the Local Plan (with the Case Officer also considering DP52 in their report). This application (23/00233) now seeks to vary the permission given for the previous plans.

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- However, what has been built is no longer a stable block for recreational horse keeping, rather, it is an agricultural building for the purposes of keeping cattle. This is most clearly apparent on the North Elevation where the frontage has completely changed from inset stable frontage to cattle gates. Consequently, as this building is no longer for the purposes of recreational horse keeping or stabling, Policies DP51 & DP52 are no longer appropriate policies to use for this application to vary that previous permission.
- Furthermore, this application seeks more than just an alteration to the plans, as the use has changed, contrary to the prior condition 5 restricting use solely for the purposes of horse keeping for recreational purposes, leading to the need to also consider Policy DP49(c) regarding the reuse of buildings outside the defined villages, as to whether the building's scale and appearance is appropriate in its location, and whether this conversion is a significant extension or causes detriment to its surroundings, alongside Policies DP2(a) & DP18(e) for similar reasons.
- Consideration should also be given to Policy DP50 with regards to whether under its clause (a), there is a functional need for the building, and its scale is commensurate with that need and its setting in the landscape; and under its clause (d), it involves a large or obtrusive structure.
- Not only is it 1 metre taller than the previously approved stable, its floor area is larger, due to the increased enclosure on the East & West elevations, along with placing the cattle gates further forward to the North of the previously approved stable frontage, enclosing the previously canopied area.
- The overall massing has increased, and therefore its prominence and physical appearance create more than a minimal impact on the landscape, contrary to clause 8.20 of Policy DP45, when compared to the previously approved plans. From the South elevation plan the ground level has also increased, meaning the additional increase in height is added to this, further adding to the effect of the overall increase in massing.
- The environmental impacts of bovine versus equine usage do not appear to have been addressed in this application. (For example – slurry and run off, including the potential for phosphate leaching).
- The Council wishes to highlight its concerns in relation to Policy DP2(f) potential, unacceptable adverse impacts associated with pollution (air, soil, water and noise), plus its increased visual impact on the conservation area (under Policies DP2(a), DP18(e) & DP49(c) as mentioned above).
- The original permission was deemed not to be contrary to SP16 or SP17. However, given the increased massing and scale of the now proposed scheme, this application has greater impact on the Western Escarpment Conservation Area with regard to these policies than that previously approved.

When all of the above factors are considered, it is the Council's view that applying for a variation/amendment to previously approved plans for this site is inappropriate. The 'as built' building bears little resemblance to those plans and is being used for an entirely different purpose which will have a greater adverse impact on the landscape. The as built building should only be considered through the submission of a new Full planning application to enable proper scrutiny.

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156.22 Planning Inspectorate Planning Appeal APP/B9506/W/23/3316787

Planning Application No 22/00695

Paysanne, Godshill Wood - Dwelling; detached garage with office over; sewage treatment plant; demolition of existing dwelling and outbuilding

The Council considered whether to submit an additional response to the Planning Inspectorate to that which has already been submitted for this appeal.

Cllr Fell proposed, Cllr Cakebread seconded and it was RESOLVED that the Clerk should send a letter on behalf of the Council's expressing its support for the New Forest National Park Authority Planning Committee's sensible decision to defer a decision on the application pending the outcome of the Judicial Review, bearing in mind that this full application (22/00695) was identical in terms of plans to the s73 application (21/00807) considered by the same Planning Committee in July 2022.

The outcome of the Judicial Review was that the claimant's challenge was successful on 6 out of the 7 grounds, with the consequence that the NFNPA's Planning Committee decision to approve that s73 application last July was rendered unlawful and a Court Order was issued by the Judge for it to be quashed. In view of this, the Parish Council considered the Planning Committee's decision entirely right and prudent and a saving to the taxpayer, in view of the likelihood that a further Judicial Review would have been sought had the Committee gone ahead and given its further approval.

157.22 Finance and Policy:

a. Payments

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED to approve the following payments:

£81.50 BMS Technologies Ltd – Speed Indicator Device batteries.

£112.80 DefibStore – Replacement battery and pads for the defibrillator.

b. To resolve to approve the sum of £983.92 as the Accounts for payment for April:

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the sum of £1,054.60 be approved as the Accounts for payment for March

| | | £ |
|----------------------|---------------------------|----------|
| BMS Technologies Ltd | SID batteries | 81.50 |
| Cracknell Timber | Oak Post for kissing gate | 74.40 |
| DefibStore | Battery and pads | 112.80 |
| B Cornish | April salary | 373.02 |
| HM Revenue & Customs | Clerk's tax | 342.20 |

c. To resolve to approve the Bank balances - Cheque and Reserve Accounts.

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the Bank balances be approved and noted:

Current Account: £8,793.17 Deposit Account: £621.47

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158.22 Outside Bodies and Representation:

Community Energy Event: Cllr Woodward gave a detailed verbal report on an interesting and well-attended event organised by Greening Ringwood, Greening Burley, Community Energy South and Power for People. It was primarily about the Local Energy Bill which is currently progressing through Parliament and supported by Sir Desmond Swayne MP which, if passed, will allow local community energy projects to get a fair price for their electricity if it is generated from a 'green' source such as solar panels. This means that they can sell it back to the community for a fair price. There was also a brief presentation from Community Energy South in preparing schools and other organisations to sign up to community energy.

159.22 Correspondence

Cllr Fell proposed from the Chair and it was RESOLVED that the following items of correspondence be noted:

1. There is a NFALC meeting on 20th April at Lyndhurst.
2. Email from Edward Heron re potholes and the reporting of them online.
3. Emails regarding the forthcoming elections.

160.22 Any Other Business:

Storage of Energy: Cllr Cakebread asked that the Council considers drawing the attention of planning applicants for garages etc to the potential for the storage of energy through rooftop solar panels.

Spring Bulbs: Cllr Fell suggested that more daffodils be planted in the autumn for next spring as the display this year had really brightened the village.

161.22 Next Meeting

Cllr Fell confirmed the date of the next meeting, the Annual Meeting and first meeting of the new Council, as Tuesday 23rd May 2023 to be held at Godshill Village Hall at 7.30 pm.

With no other business, the meeting closed at 8.42 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.