

MINUTES
18.05.2023
GODSHILL PARISH COUNCIL

Minutes of the Annual Meeting of the Parish Council held on Thursday 8th May at 6 pm and reconvened on Wednesday 24th May 2023 at 7.30 pm at Godshill Village Hall.

Present:

Cllr Fell – Chairman

Cllr Atwill

Cllr Cakebread

Cllr Sanger

Cllr Stammers

Cllr Woodward

Mrs Bev Cornish – Clerk

Four members of the public

Litter Warden

Mrs Boyd advised at the reconvened meeting that she had nothing to report other than the fact that the litter had increased as the summer had progressed.

01.23 Election of Chair

Cllr Atwill proposed, Cllr Cakebread seconded and it was RESOLVED that Cllr Fell be elected as Chair for the 2023/24 civic year. Cllr Fell signed his Declaration of Acceptance of Office.

02.23 Declarations of Acceptance of office from all Councillors.

The Clerk confirmed that all Declarations of Acceptance of Office had been received from all Councillors.

03.23 Election of Vice-Chair

Cllr Fell proposed, Cllr Cakebread seconded and it was RESOLVED that Cllr Woodward be elected as Vice-Chair for the 2023/24 civic year.

04.23 Apologies

Apologies were received from Cllr Woodward for the meeting held on 18th May due to holiday but he was present for the reconvened meeting held on 24th May.

05.23 Co-Option

Cllr Fell proposed, Cllr Atwill seconded and it was RESOLVED that Mr John Sanger be co-opted to the Council to fill a vacancy. Cllr Sanger signed his Declaration of Acceptance of Office.

06.23 Public Question Time

No comments or statements were received.

07.23 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:**

Councillors Sanger declared a personal and non-pecuniary in all planning applications and did not vote.

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

The Clerk confirmed that no dispensation requests had been received.

08.23 Code of Conduct

Councillor Fell proposed, Cllr Cakebread seconded and it was RESOLVED to re-adopt the Parish Council's Code of Conduct for the term of this Council.

09.23 General Power of Competence

Councillor Fell proposed, Cllr Cakebread seconded and it was RESOLVED to re-adopt the General Power of Competence for the term of this Council and confirmed the Council's eligibility to do so.

10.23 Nomination of Councillor to represent the North West Quadrant Councils

Cllr Fell proposed, Cllr Atwill seconded and it was RESOLVED that Mr John Sanger be nominated to represent the Council and the North West Quadrant group of councils on the New Forest National Park Authority.

11.23 Adjournment

Cllr Fell proposed from the Chair and it was RESOLVED that the meeting be adjourned and that it be reconvened on Wednesday 24th May 2023 at 7.30 pm due to the availability of the Village Hall and that the meeting schedule be amended to accommodate the adjournment.

The reconvened meeting commenced at 7.30 pm on Wednesday 24th May 2024.

12.23 Minutes

Cllr Fell proposed, Cllr Atwill seconded and it was RESOLVED to approve the Minutes of the Ordinary Meeting held on 11th April 2023 and signed as a true record by the Chairman.

13.23 Planning and Tree Work Applications

Application No. 23/00508/FULL

Arniss Farmhouse, Southampton Road, Godshill - First-floor balcony:

Following a discussion, Cllr Fell proposed, Cllr Atwill seconded and it was RESOLVED that Godshill Parish Council should recommend REFUSAL for this application on the grounds that no light pollution mitigation has been put in place. This would mean that it is contrary to DP2f of the Local Plan which requires that 'development would not result in unacceptable adverse impacts associated with traffic or pollution (including air, soil, water, noise and *light pollution*)'

In view of the NFNPA's aim to acquire International Dark Skies Reserve Status the Parish Council wishes to raise its concerns at the addition of any increase in glazing at height (patio doors) – albeit not affecting human neighbours, but it considers that this will certainly have a detrimental impact on the night sky, the life of nocturnal animals along with bats, birds and insects in the locality. The proposal should therefore be considered under DP2f.

The Council's other comments are as follows:

- It is unclear whether there will be lights on or around the balcony for reasons of safety and requests that there be a condition for no lighting but that if lighting is deemed necessary for safety reasons, that the proposal be considered against Policy DP2f of the Local Plan.

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- It also has concerns regarding the ‘maintenance’ ladder as a fixed feature. It appears to be outside the safety of the new balcony, with an opening gate into this, and it is in very close proximity to the glazed conservatory. The Council considers that this poses a real health and safety risk to short term holiday guests should it be used other than for ‘maintenance’ purposes, and as such would not comply with Policy DP18b of the Local Plan – Creating a safe environment where people want to live, work and visit.’

Application No. 23/00490/FULL

Jubilee Farm, Purlieu Lane, Godshill - Siting of a mobile home on agricultural land.

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

- The development is not sympathetic to the local area in terms of appearance, form or re-siting and therefore contrary to Policy DP2a of the Local Plan.
- The development would result in unacceptable impacts on neighbouring amenity in terms of visual intrusion and overlooking and is therefore contrary to Policies DP2e and SP15 of the Local Plan.
- The siting of this mobile home would harm the character and appearance of the conservation area in relation to street patterns, views and vistas, as it would be visible from Woodgreen Road in the centre of the village, therefore contrary to Policies SP16a part1 and SP17 of the Local Plan.
- The proposal does not appear contextually appropriate for the reason given above in Policies SP16 and SP17 of the Local Plan and by the applicant’s own admission due to the nature of its construction would not meet the requirements of Policy DP18d.
- No details have been supplied regarding the treatment and disposal of waste water/toilet waste from the mobile home. Historically a septic tank was approved for the site. However, as this is a new development, it is likely that a new system would need to be installed.
- Whilst Policy DP31 may seem appropriate for permission for a ‘temporary’ mobile home in order to establish the viability of a business, in this instance the business case and the driving factor appears to relate solely to power supply issues - which could be solved through other means.
- There are no details regarding ‘the renewable energy strategy’ including PV to be fitted – this is not being applied for in this application and would need permission in its own right, and would need to comply with SP14.

Application No. 23/00496FULL

Touring Park, Sandy Balls Holiday Centre, Sandy Balls Estate, Godshill - Conversion of 3no. single storey amenity buildings to 6no. holiday accommodation units.

Following a discussion, Cllr Fell proposed, Cllr Atwill seconded and it was RESOLVED that Godshill Parish Council should recommend REFUSAL for this application on the following grounds (whilst bearing in mind that the decision on the Appeal is still awaited, to which the objections are still valid and may be relevant to this application):

This application runs contrary to the following Policies in the Local Plan:

Policy DP47 – Extensions to holiday parks and camp sites

This proposal *would* increase the site capacity - Despite the commentary within the submission’s ecological assessment:

4.0 ASSESSMENT - PROTECTED SITES

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4.2 In addition, the proposed development **will not** increase the numbers of tourists so there is no anticipated increase in recreational pressures on the designated sites.

As the proposal is for 6 extra holiday lets, 5 x 2 bed and 1 x 3 bed, there will be an increase of at least 26 additional people when occupied.

Policy DP49b – Reuse of buildings outside the defined Villages (a highly important policy in the view of the Council)

This proposal *would* create a new residential use (other than in accordance with Policy SP19) – it is important because these are permanent buildings being repurposed.

Policy SP6 – this application can only be considered after the conclusion of appropriate surveys, particularly for bats, and in conjunction with appropriate mitigation proposals (as stated by the applicant's own ecologist at 5.1 of their report).

Policy SP16 – the additional accommodation by itself is unlikely to cause additional adverse impacts on tranquillity given the significant levels of pollution already associated with the site. However, they do include rooflights which although already present in the toilet blocks will have increased luminance through the change of use and increased occupation.

Policy SP42 - it is difficult to see how this application supports the aspirations of SP42, in that the business is not of a small scale and the increase in use is unlikely to benefit the wider community.

Policy SP46 - It is difficult to see how SP46 applies in this case, or how it meets the aspirations of SP46. The policy itself says such extensions to existing tourism developments should be considered under DP45 and DP47, but Policy DP45 would not apply as it relates to non-residential buildings and it runs contrary to DP47 - in that it does amount to an increase in site capacity as mentioned above.

Lastly, it is the Council's view that an agreed plan for this site is long overdue and it requests that a plan is agreed between the owners of the site and the NPA, with the knowledge of the Parish Council, which the NPA and the Parish Council can work to for future planning applications.

Application No.23/00538TPO

Land At Folds Farm, Godshill Wood - Fell and Prune Mixed tree species as detailed within the application. Some trees are protected by W1 of TPO/0054/17. All other trees are within a conservation area:

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the decision on this application be left to the Tree Officer.

Application No. 23/00626CONS

Blue Ridge, Broadhill Lane, Blissford - Fell 1 x Oak tree.

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the decision on this application be left to the Tree Officer.

14.23 Standing Orders

Godshill Parish Council RESOLVED to re-adopt the Council's Standing Orders for 2023/24.

15.23 Financial Regulations

Godshill Parish Council RESOLVED re-adopt the Council's Financial Regulations for 2023/24.

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16.23 Re-adoption of Policies

Godshill Parish Council RESOLVED re-adopt the following Parish Council Policies for 2023/24 with the proviso that references to Covid be removed from the Risk Registers and the Remote/Virtual Meeting Protocol be removed as it is no longer required:

- Risk Management Policy and Risk Registers 1-3
- General Reserves Policy
- Protocol for Audio Recording of Council Meetings
- Complaints Policy
- Policy on Filming, Photographing, Audio Recording & Social Media Reporting of Public Parish Council and Committee Meetings
- Procedures for handling requests made under the Freedom of Information Act 2000.
- Policy on Cycling in Godshill
- Planning Protocol
- Protocol on the Audio Recording of Parish Council Meetings
- Documents pertaining to the General Data Protection Regulation (EU) 2016/679:
 - a. Information & Data Protection Policy
 - b. Document Retention & Disposal Policy
 - c. Social Media & Electronic Communication Policy

17.23 Asset Register

Godshill Parish Council RESOLVED to approve the Council's Asset Register for 2023/24.

18.23 Insurance

Godshill Parish Council RESOLVED to confirm the arrangements for insurance cover in respect of all insured risks.

19.23 Dates of Meetings

Godshill Parish Council RESOLVED to agree the dates and times of ordinary meetings of the Council for 2023/24.

20.23 Membership of Outside Bodies

Godshill Parish Council RESOLVED to appoint the following Representatives of Godshill Parish Council:

- a. Godshill Village Hall Committee (x2) -Cllr Stammers
- b. New Forest Consultative Panel (x1) – Any available councillor
- c. Footpath & Rights of Way Officer (x1) – Cllr Fell
- d. New Forest Association of Town & Parish Councils (NFALC) (x1) – Cllr Fell
- e. NFNPA Quadrant meetings (x1) – Cllrs Sanger and Woodward or Cllr Atwill
- f. Sandy Balls Holiday Centre (x1) – Cllrs Fell and Woodward

21.23 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:

Minute: Defibrillator Training: THE Clerk has sourced a quote of £125 for a 2-hour defibrillation familiarisation and cardiac related training session with Salamander Safety Training Solutions. She was asked to agree a date for the training session to be held either in the early evening or on a Saturday morning.

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

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Minute 150.22 Scottish & Southern Electricity Networks - Free Priority Service Register –
The Council is still awaiting a date as the contact was booking the Village Hall.

22.23 Internal Auditor’s Report

Godshill Parish Council RESOLVED to note the Internal Auditor’s Report from Fair Account contained within the Annual Governance and Accountability Return. It also RESOLVED to approve the Annual Accounts to 31st March 2023.

23.23 Annual Governance Statement

Godshill Parish Council RESOLVED to approve the Annual Governance Statement contained within the Annual Governance and Accountability Return (AGAR) Part 3 for the year ended 31st March 2023 for submission to the Parish Council’s External Auditors.

24.23 Accounting Statements

Godshill Parish Council RESOLVED to approve the Accounting Statements and Statement of Variances contained within the Annual Governance and Accountability Return (AGAR) Part 3 for the year ended 31st March 2023 for submission to the Parish Council’s External Auditors.

25.23 Exercise of Public Rights

Godshill Parish Council RESOLVED approve the dates for the period for the exercise of public rights for the Annual Governance and Accountability Return (AGAR) Part 3 for the year ended 31st March 2023 which were from Monday 12th June to Friday 21st July 2023.

26.23 Finance and Policy:

a. Payments

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

£70.00 Fair Account – Completion of Annual Internal Audit.

b. To resolve to approve the sum of £442.82 as the Accounts for payment for May.

Cllr Fell proposed, Cllr Woodward seconded and it was RESOLVED that the sum of £443.02 be approved as the Accounts for payment for May

		£
Fair Account	Internal Audit	70.00
B Cornish	May salary	373.02

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

Balances approved and noted as at 24.05.23

Current Account: £14,735.65 Deposit Account: £621.47

Cllr Woodward asked that money be transferred to the Deposit Account to maximise the interest earned on the Council’s accounts.

27.23 Correspondence

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

1. Emails from residents commenting on Jubilee Farm.

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2. Email from a resident regarding the style installed in Chapelfield which is difficult to climb over being very high and having no hand rails. They ask that the Council takes this up with the land owner. They also asked whether the Council was considering the purchase of the field next to the village hall which they consider would be a good long-term asset for the community.

28.23 Any Other Business.

Land for sale next to the Village Hall: Cllr Stammers asked whether a public meeting should be called to consider the purchase of the land by the Parish Council. A discussion followed with councillors putting forward their initial thoughts and the Clerk advising of the potential cost of the purchase and the size of the precept required it was agreed.

29.23 Next Meeting

Cllr Fell confirmed the date of the next meeting as Tuesday 13th June 2023 subject to there being planning applications to consider. If there are no applications, the next meeting will be held on Tuesday 11th July at Godshill Village Hall at 7.30 pm.

With no other business, the meeting closed at 9.25 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.