



BRAMSHAW PARISH COUNCIL NEW FOREST, HAMPSHIRE

**MINUTES OF THE MEETING HELD ON TUESDAY,
26th SEPTEMBER 2017 AT BRAMSHAW VILLAGE HALL.**

Members Present:	Others:
Sally Day – Chairman (SD)	NFDC Cllr Diane Andrews
Martin Vann - Vice Chairman (MV)	
Sue Bennison (SB)	
Mark Medley (MM)	
Jenny Watts (JW)	
	8 members of the public

Action

121/17 **Apologies**

Apologies accepted from Cllrs Harrison and Johnston.

Apologies were received from Hampshire County Councillor Edward Heron

122/17 **Disclosures of interest**

No disclosures made.

123/17 **Minutes**

It was proposed that the minutes of the meeting held on 22 August 2017 be approved as an accurate record of the business conducted. **Resolved.**

124/17 **Update** – on items from the minutes of the parish council meeting held on 22 August 2017, not included in the agenda

- i) Traffic Consultation and final details
Consultation open until 3/10/17. No further update possible now.
- ii) Furzley Phone box. **SB** provided information of contact with Nigel Chalice (**NC**) and the extent of the work required to the door. Perspex needs to be removed and replaced with glass prior to the door being re-hung. It was agreed that **JW** will visit **NC** to discuss progress and report back at the October meeting.
- iii) Vehicle activated sign – costings
MV advised of approximate capital cost, £2,000. There may be further costs associated with siting mounting poles for the sign and battery. It is understood that planning permission to site poles will not be required. There will also be ongoing maintenance costs. **MV** will seek

JW

MV

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further advice from Mandy Ware, Team Leader, Traffic and Safety, Hampshire County Council.

125/17 Reports to be received

i) New Forest District Councillor (NFDC) Cllr Diane Andrews (**DA**)

Report covered:

- New Forest District Council Local Plan
The years of background work are now coming to fruition. The Planning Committee and the Environment Committee have been briefed by planning officers on the emerging plan and asked for comment and points of discussion.

There have been a few unexpected changes particularly in areas around Ringwood where with more modern and up to date measuring, areas have been excluded due to possible flooding. This has caused delays. However, the plan will probably be published in December 2017.

- Joint Agency Planning Meeting
On 9th October 2017 the NPA and NFDC planners will meet to discuss mutual interests. Fawley will probably be a talking point. A briefing regarding the 1,500 homes to be built revealed that this will be no ordinary development, as the architect is Leon Krier, whose most well know development is Poundbury in Dorset. There is a lot of work progressing at a good pace.
- Public facilities
Touring W.C.'s in the district to see which need immediate upgrading. The Facilities in Lyndhurst are already state of the art and can even be remotely closed. 200,000 visits a year.
- NFDC budget cuts
NFDC Chief Executive, Bob Jackson C.E.O. briefed all councillors about how we will manage with even more cuts ahead of us. He explained where we are now, why we need to change, where we see ourselves in 2022 and how we get there.

i) Councillors' reports

SB. Received correspondence from a resident of Nomansland requesting two pony-proof litter bins to replace existing bins outside the Lamb public house, near the green. **SB** raised with New Forest District Council, who will supply and fit at a cost of £955. Will require New Forest National Park Authority permission, which is likely to be

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granted if plinths match existing. Wiltshire County Council empty the existing bins and **SB** has contacted to determine if this will continue to be the case if the bins are replaced.

Following a discussion regarding the cause and extent of the perceived problem, **SB** proposed that the issue be placed on the October 2017 meeting agenda. **Resolved.** **SB**

SB will email Members a copy of resident's letter. **SB**

ii) Fritham Broadband – improving speed

MV advised that three options currently being evaluated:

- Microwave link from British Telecom (BT). This would not cover whole area evenly
- Dig trench for conventional installation from the box at Brook
- Non-BT microwave technology. Cheaper and same service to everyone. Would require survey costing £2,000. Anonymous donor has offered to cover this cost. Difficulty getting funding otherwise, as Hampshire County Council match-funding is only available for Open Reach projects.

126/17 **Public Forum**

A resident made an observation regarding planning application 17/00672, Land off Harley Lane, Bramshaw, advising that the applicant has fenced his five-acre field to create three individual paddocks.

Given the level of public interest in this application, **SD** read out at this point the response that the Council had formulated at its August 2017 meeting (See Appendix 1 to these minutes), which was carried over to this evening's meeting to allow further comment from the public. The response was positively received by members of the public present and there were no further comments or observations.

127/17 **Planning – see Appendix 1 for details.**

17/00672 Grid Ref SU 27180 16473, Land off Harley Lane, Bramshaw.
Change of use of land to equestrian use; replacement stables.

Following further discussion, it was agreed that the response formulated at the August 2017 meeting be amended with the addition, at the end of numbered paragraph 8., of the following text: 'It is noted that the applicant has fenced his five-acre field to create three individual paddocks'. It was proposed that this revised response be submitted forthwith. **Resolved.**

Clerk

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128/17 Finance, policy and administration

- i) It was proposed that the external auditor's report for the financial year 2016/17 be approved and accepted. **Resolved.**
- ii) Financial Report for period July – September 2017 noted. See appendix 2 for details.
- iii) To note correspondence received
The clerk referred to a letter, Ref: RR/JA and dated 21 August 2017, received from NFDC concerning payment of basic allowances to members in accordance with (Members' Allowances) (England) Regulations 20013. Clerk advised that basic allowance is not paid to Bramshaw Parish Council, and that this information should be conveyed to NFDC.

Clerk**129/17 Survey - National Highways and Transport (NHT) Parish Council Satisfaction Survey 2017**

SD agreed to look further at this, complete if appropriate and report back to the October meeting.

SD**130/17 Items for next meeting**

The next meeting of the Parish Council is on Tuesday, 24th October 2017.

Items for agenda:

Clerk

- Litter bins at Nomansland
- Lengthsman's Scheme
- Traffic Calming
- Furzley Telephone Box
- December meeting date
- Closed session to discuss clerk's terms and conditions of employment

Meeting closed to the public at 8.50pm.

131/17 To discuss governance issue.

The public were excluded from this item as it contained exempt information under the terms of the Local Government Act 1972, Schedule 12A, Part 1, 2

Meeting closed at 9.02

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Appendix 1 – Planning

Planning applications for comment:

17/00672 GRID REF SU 27180 16473, LAND OFF HARLEY LANE, BRAMSHAW, HAMPSHIRE. Change of use of land to equestrian use; replacement stables.

RESPONSE FROM BRAMSHAW PARISH COUNCIL

Our views on the above application are:

V4. We recommend REFUSAL, for the reasons listed below.

REASONS FOR RECOMMENDATIONS OR COMMENTS / SUGGESTED CONDITIONS

1. We are of the view that this application contravenes the first statutory purpose of the National Park which is to "Conserve and enhance the natural beauty, wildlife and cultural heritage of the Park" and must be objected to in the strongest possible terms and be refused.
2. The Application Site deserves the highest protection from development.
3. We do not accept that the present field shelter has acquired any permanent status. It might not have been moved for some time but it does not follow that it is incapable of being moved. Even if its condition meant it could not be moved without damage that does not alter its essential character. The present structure is and always has been a mobile field shelter brought onto the paddock and used as such over the years. Further the google photograph is no evidence of its mobility or lack of mobility. If the applicant wants to establish that the structure has acquired a different character as a permanent shelter then he should make an application for a Lawful Development Certificate and prove his case. He has not done so because he cannot make that case. Regrettably, the applicant's agent distorts the position by asserting that the Google image shows an "existing building" — it does not. It shows a mobile field shelter that would not have been permitted in the paddock had it not been mobile and accordingly, not requiring planning consent.
4. Even if that were not the case and that the field shelter has acquired some permanent and immune status the authority should not allow the applicant to benefit from the intentional or negligent abuse of planning regulations by his predecessors in title. What he will have gained, if anything, is a small field shelter of about 22sq m which he would be free to maintain and use without being exposed to enforcement action. He has not won the right to develop the site and should not be rewarded for earlier unlawful activity.
5. The proposed development will be harmful in that:
 - a The character of the landscape would be irretrievably damaged by the proposed development
 - b The historic landscape will be damaged by the construction of a large stable block and associated concrete base and hard standing areas.
 - c The tranquillity of the area will be harmed. Harley Lane is a footpath and narrow gravel track used by two residential properties. The applicants do not live locally so there will be daily or twice daily visits by vehicle to attend to the horses housed on

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site; there will be frequent deliveries of hay, bedding materials and bagged feed and, in time, vehicular operations to remove bedding waste and associated materials. In addition, there will be visits from farrier and vets. Significantly increased traffic associated with the proposed development is unavoidable and this will inevitably have a deleterious effect on the area.

- d The scheme involves the loss of grazing that would otherwise be available to forest ponies and other stock. The scheme removes any potential use of the land as back up grazing.
- e What is left of the pasture after the building development will be used for grazing four or more at large horses brought into the area. We must assume in the absence of other information that Mr Finnegan is proposing to use the land for carriage horses. The area of land available may be insufficient to support such use which will lead to the land being damaged, heavily poached at times, over fertilized to sustain grass production with the resultant nitrate run off problems and increased traffic to deliver feed to site.
- f Light pollution is inevitable, damaging irretrievably the dark skies in that part of the Forest. Ecological damage is inevitable both from the intensification of the use of the site and the change in nature from agricultural paddocks supporting limited numbers of traditional grazing stock or ponies and domesticated carriage horses.
- g It must be likely that the applicant's domestic equestrian use will extend to carriage driving — given his acknowledged interest in that activity — which will burden further this sensitive site through increased vehicular movements and other carriage related activities. No consideration has been given to location of or run off from muck heaps or wash down areas

6. The stationing of at least four horses on the site will significantly and harmfully increase riding pressure on the open forest.
7. This application reflects a non-resident individual buying agricultural land in a sensitive area of the New Forest, converting the use to (higher valued) equestrian land and then keeping for pleasure and recreational use non—native horses, with stables and no doubt all the other accompaniments to such activities including parking, fencing, wash down facilities, muck heaps, equipment etc. If this is permitted then every agricultural use paddock in the New Forest will be vulnerable to the same process. Increasingly, small holdings of agricultural land will be sold off to non-residents willing to pay a premium for agricultural land which they will convert to recreational use to keep a few horses in the New Forest with hugely undesirable consequences for the fabric, heritage and nature of the area. It is noted that the applicant has fenced his five-acre field to create three individual paddocks.
8. There is a real risk that this proposal is little more than cover for a scheme to develop this protected agricultural land into a high value equestrian property. The applicant has previously bought agricultural land and through successive planning applications obtaining separate dwelling rights for three equestrian workers, no doubt at significant financial gain.
(see the development history at the property known as Eight Acres, Upton Lane, Nursling, Nursling and Rownhams. This might most easily be approached from the application 14/02644/Fulls which relates to the successful appeal allowing permission (retrospectively) for two equestrian workers dwellings).

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9. The Plan will damage the heritage of the site and the Forest generally.

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Appendix 2 - Financial

SUMMARY RECEIPTS & PAYMENT ACCOUNT 1/2nd QUARTERS ENDED 30 SEPTEMBER 2017

Annual Budget	Actual-v- Budget			£	£
6750	50%	<u>RECEIPTS</u>			
0		Precept		3375.00	
		Bank Interest		-	
0		Other	Transparency Fund Grant £650.00, VAT refund £54.65	704.65	
6750		TOTAL RECEIPTS			4079.65
		<u>PAYMENTS</u>			
4000	44%	Net Salaries & Allowances (Apr-Sept)		1753.87	
0		HCC - Pension Contributions		-	
100	20%	Clerk's Expenses Net VAT (Apr-Sept)		20.00	
100	0%	Administration		0	
-	-	Chairman's Allowance		0	
450	-	Repairs & Maintenance		0	
350	95%	Insurance		334.02	
		Premium			
750	7%	Grants & Donations:		50.00	
50	-	Section 137		0	
400	19%	Training		75.00	
	100%	Hall			
300		Hire		300.00	
155	100%	Audit Fees		155.00	
500	81%	Subscriptions		407.00	
		Publications			
-	-	(LCR)		-	
650	69%	IT Equip.	Transparency Funding	445.77	
350	-	Other A	Election costs	0	
150	-	Other B	Mileage	0	
-	-	Miscellaneous		-	
-	-	VAT on payments		104.15	
7,655		TOTAL PAYMENTS			3644.81
		BALANCE BROUGHT FORWARD on 01/04/17			9994.68
		ADD Total Receipts (as above)			4079.65

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LESS Total payments (as above)
Balance Carried forward 30/09/17

3644.81
10,429.52

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