



ROCKBOURNE PARISH COUNCIL

MINUTES

Minutes of the meeting held on **Tuesday 9th May 2023** in the Pavilion, Recreation Ground, Rockbourne, at **7.00pm**.

Members Present: Cllr Kirkcaldy (Chair), Cllr Bradwell-Watt, Cllr Carmichael and Cllr Whitworth. Also present Mark Baulch, Clerk & RFO.

The following members of the public were also present: Mr D Croom-Johnson, Mr J Forsbrey, Mrs B Glasgow, Mr D Glasgow, A Holmes, G Otton, Mr P Thompson, Mrs S Thompson, Mr C Whyton and J Wood.

- **Apologies for absence**
Cllr Ash (Vice Chair), Cllr Broadbridge and members of the public Mr Carrington, Mrs Carrington, Mr Ellerby, Mrs Ellerby, Mrs L Matthews, Mr N Matthews and Mr D Wise
- **Declarations of interest**
There were no declarations of interest.
- **Public participation time**
Mr C Whyton asked about what is happening about the digital switchover? He stated that there is a forum on the Local Government Association website.
It was RESOLVED that Council would instruct the Clerk to **ACTION:** Investigate and report back to Council.
Mr D Glasgow raised the matter of the planning application for Springbourne Farm. Referring to this as the second application [following the granting of permission for holiday lets] he stated that objections had been raised by the village and by Hampshire County Highways. The entrance is a designated footpath. Some of the land is also an Area of Outstanding Natural Beauty [AONB]. The acceptance of this application would set a dangerous precedent. He is willing to take legal advice on the matter and sees this application as a declaration of intent.

Cllr Kirkcaldy stated that the Council can only consider the legal actualities of the application and cannot surmise.

A Holmes agreed with Mr D Glasgow on the access issue. Only permission for holiday lets at the moment.

Cllr Whitworth clarified that the current planning restriction is that the proposed buildings cannot be occupied by the same person for more than a month. New Forest District Council like to promote tourism.

Mr D Glasgow stated that the current permission was also on grounds of providing employment.

Mr D Croom-Johnson stated that this application was a change of use from the original one. The first permission was given with very strict restrictions. He urged the Parish Council to speak with one voice of objection. He also expressed concerns about light pollution.

Mr D Glasgow stated his concern about the access becoming an unregulated highway.

Cllr Kirkcaldy gave the example of Camel Green Road in Alderholt.

A Holmes asked whether we can get the ice warning signs removed from the surrounding roads?

Cllr Kirkcaldy stated that he had e-mailed the relevant authority about them.

ACTION: Cllr Kirkcaldy to e-mail again.

A Holmes then raised the issue of planning permission being sought for 1,700 homes in Alderholt. This could see a lot of traffic travelling through the village.

Cllr Kirkcaldy confirmed that he is in discussions with the Cranborne & Edmondsham Parish Council Clerk [Wendy Hopkins] on this and also confirmed that any individual can object.

Cllr Whitworth stated that the Council should talk to the newly elected New Forest District Councillor, Janet Edwards. **ACTION:** Clerk to invite her to the next meeting.

J Wood stated that she was also keen on speed signs with indicated speed display.

Cllr Kirkcaldy confirmed that he was already in contact with the company that provides these. Hampshire Highways stipulate where they can be placed and how long for.

Cllr Whitworth [returning to planning discussion] informed the group that the Council is only allowed five options when replying to an application. It can be added that the legal planning restriction is the holiday let one. There will be a new planning committee at New Forest District Council. If pointed out that the new application is illegal, they may take notice.

Mr M Baulch then read out Mr and Mrs Matthews message to the Council. The main objections are around the possibility of the land owners obtaining permission by "creep" and not being open and honest at outset as to what they were trying to achieve. Also the use of the track which is only a footpath. This footpath will become very busy with traffic compared to how its been up until now and will be spoiling the quiet enjoyment that Rockbourne residents currently enjoy when using these walking footpaths. As we all know the owners of the land do not live in Rockbourne and nor do they contribute to village life. This is just a money making ploy that will be to the detriment of the village and will not enhance it in any way. There is also the issue of what precedent would be set for future developments that may be proposed on the outskirts of the village if this one now obtains approval for what will be 4 houses.

This could change and shape the future of this much loved village.

Mr D Glasgow asked if the access is a footpath, how come cars can go up it?

Cllr Kirkcaldy clarified that there is vehicular access to both the farm and Town End Gate.

Cllr Whitworth stated that permission for holiday lets had already been given, so changing the vehicles to that of residents makes no difference.

Mr D Glasgow asked the status of the lockable barrier?

Mrs B Glasgow asked which premises owned the land that the footpath is on?

Cllr Kirkcaldy clarified that all of the building owners that use that access would have rights.

Mr P Thompson asked whether there had been an application to change the footpath to a road?

Cllr Kirkcaldy said that there would not be.

Mr D Croom-Johnson asked whether if there was an objection around change of use, would there be an opportunity to question the legality of the original permission?

Cllr Whitworth replied that we have to assume that the original permission stands and was legal.

Mr D Croom-Johnson then commented that the previous application was for a different use again.

Cllr Whitworth said that it was up to the planning committee [of NFDC] to decide. He also pointed out that any footpath damage during construction would have to be restored to original.

Mr P Thompson asked how that was enforced.

Cllr Kirkcaldy said that planners would look at the whole site. They would not grant building regulations until done.

Mrs S Thompson then read out Mr D Wise's objection e-mail. I have looked at the Springbourne Farm site and associated paperwork and should like to record my opposition to the proposal to relax the restriction to holiday lets for the following reasons:-

-it will lead to the intensification of use of the site and the poor quality access to it

- such a relaxation would create an unfortunate precedent for intensive development of backland sites within the village.

-the site has little or no history of residential use.

Mr D Glasgow then asked about the AONB.

Cllr Kirkcaldy said that they are a consultee as the Council is.

Cllr Whitworth said that they would only prevent new building, not conversion. The proposed works are a barn conversion.

This concluded the public participation in the meeting and all members of the public left.

- **Confirmation of minutes of previous meeting held on 7th March 2023**
It was RESOLVED that the minutes of the meeting of the Parish Council, held 7th March 2023, were approved and signed by the Chairman. Proposed by Cllr Whitworth, seconded by Cllr Bradwell-Watt.
- **Matters arising from the minutes of the last meeting held on 7th March 2023**
It was agreed that all matters arising were covered in the agenda of the current meeting.
- **Reports by the Downlands & New Forest Ward Councillor and representatives on outside bodies**
No reports were received. It was agreed that the newly elected New Forest Ward Councillor, Janet Richards, should be invited to the next meeting.
- **Payment of outstanding creditors**
The Clerk gave a financial report, the contents of which were noted.

- **Planning Matters**

New Forest District Council is the local Planning Authority and consults Rockbourne Parish Council on planning applications received for Rockbourne Parish.

8a. Planning Applications

Reference 23/10166

Application Received Mon 15 Feb 2023

Application Validated Wed 19 Apr 2023

Address STABLE FLAT, WEST PARK, ROCKBOURNE SP6 3JB

Proposal Change of use from one dwellinghouse into two dwellinghouses (Lawful Use Certificate for retaining an existing use or operation)

PAR 5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.

Reference 23/10278

Application Received Thu 9 Mar 2023

Application Validated Wed 15 Mar 2023

Address SPRINGBOURNE FARM, ROCKBOURNE SP6 3NS

Proposal Removal of condition 11 of planning permission 20/10852 to enable the three dwellings to be completed as dwelling houses with unrestricted occupation

PAR 4: We recommend REFUSAL, for the reasons listed.

This plan is against New Forest District Council planning policy, which encourages tourist use but not residential. Significant restrictions were placed on original application which they are now trying to change.

Reference 23/10307

Application Received Thu 16 Mar 2023

Application Validated Thu 16 Mar 2023

Address SPRINGBOURNE FARM, ROCKBOURNE SP6 3NS

Proposal Residential dwelling and garage/store: demolition of existing agricultural barn, stables and dilapidated outbuilding

PAR 4: We recommend REFUSAL, for the reasons listed.

This plan is against New Forest District Council planning policy, which encourages tourist use but not residential. The Parish Council also note that a similar application at this property was refused recently.

8b. Planning Decisions – for notification only

Reference 23/10044

Application Received Mon 16 Jan 2023

Application Validated Fri 20 Jan 2023

Address THREEWAYS COTTAGE, ROCKBOURNE SP6 3NL

Proposal Proposed increase in height of the central chimney (Application for Listed Building Consent)

Status Decided

Decision Granted Subject to Conditions

Decision Issued Date Wed 12 Apr 2023

Please note that Rockbourne Parish Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee make will be fed into the planning process and added to reports by Planning Officers. New Forest District Council is the Planning Authority and will issue the final decision

notice (Planning Determination) once their investigations into the application, consultation period and decision-making process have been completed.

- **Tree Survey**

It was RESOLVED at the previous meeting that the Council would instruct the Clerk to **ACTION CARRIED FORWARD**: Obtain three quotes for the required work.

Proposed by Cllr Kirkcaldy, seconded by Cllr Bradwell-Watt.

- **Children's Play Area**

It was RESOLVED at the previous meeting that the Council would instruct the Clerk to **ACTION CARRIED FORWARD**: Check with New Forest District Council on a potential consultant for this work and to research potential funding streams for the refreshing of this asset. Proposed by Cllr Broadbridge, seconded by Cllr Kirkcaldy.

- **To arrange the date for the next meeting** –The next meeting will be Tuesday 6th June 2023 @7pm – in the Pavilion, Rockbourne Recreation Ground. Those wanting to join the meeting are asked to please contact the Parish Clerk: rockbourneclerk@outlook.com for details.