

HALE PARISH COUNCIL
Minutes of Hale Parish Council Meeting
held at 7.30 pm on Tuesday 6 August 2019 in Hale Village Hall, Hatchet Green, Hale

Present:

Cllr Hartas – Chairman; Cllrs Harrison, Mangan and Lavis

In attendance:

Miss K Cleary – Clerk
 11 members of the public

1. **To receive apologies for absence** – prior apologies received from Cllr Gemmell (holiday) and Cllr Delves (illness)
2. **To receive any Declarations of Interest, written requests for dispensations and to grant any dispensations as appropriate**
 - 2.1. Cllr Hartas, as lead contact for the booking of the VE celebration evening entertainment, declared an interest in item 6 on the agenda (payment of entertainment deposit)
3. **To consider and approve the Minutes of the annual meeting held on 14th May 2019** - Minutes were circulated in advance. A factual error in Item 3.1 of the draft (seconders name) was noted and corrected and item 8.2 should note that the proposed final form affordable housing conditions document was also sent to (1) HHCG (2) HVCLT and (3) NFDC. Subject to these changes, minutes were approved unanimously and signed by the Chairman.

Matters arising from the minutes were deferred to the September meeting by unanimous agreement.

4. **Members of the public are invited to address the council on agenda matters or raise any matters not otherwise on the agenda.**
 - 4.1. The Parish Tree warden advised the council (1) that a dead beech tree had been identified at the junction of rights of way 8 and 13. In the opinion of the tree warden, the tree should be removed as if it fell it would block the path and damage fencing. Clerk to write to land owner and request action. (2) In installing new overhead wires, BT contractors had cut a number of trees and left the brash in the verges on Higher End Lane. Clerk to report to NFDC Tree Team.
 - 4.2. A resident noted that a number of resident objections had been submitted in respect of one of the planning applications to be considered on the agenda, including one from a previous Parish Council chairman. The resident asked the council to consider if these objections to the planning application were inconsistent with assertions that new properties were required for families in the Parish.
 - 4.3. A resident expressed objection to the planning application submitted for Spring Cottage (19/00552) and presented a paper to the Council setting out areas detailed areas of concern against NFNPA Development Management Policies.
5. **To consider the following planning applications:**

Case Ref:	19/00552
Site Address:	SPRING COTTAGE, QUEEN STREET, HALE, FORDINGBRIDGE, SP6 2RD
Proposed Works:	Two storey extension
Case Officer:	Liz Young
Date for response:	Tue 13 Aug 2019

 - 5.1. Councillors discussed the proposals, considered responses submitted via that NFNPA website and noted:
 - The applicants were not present at the meeting
 - Considering the impact upon the character and the appearance of the Conservation Area and the street scene:

- The proposed design is not considered sympathetic to the character of the area
- The proposed design is not cohesive with neighbouring properties
- Considering the floorspace restriction as set in policy DP11:
 - The application was unclear on the impact of the proposals on floorspace before and no measured calculation was available from case officer site visit.
 - The application appears to breach the 30% floorspace limitation set out in DP11
 - No deviation from DP11 could be justified
- Nine objections to the proposal had been lodged on the NPA website by neighbours.
- The building was currently a very small cottage. It was regrettable that the applicants had not consulted further with local residents to submit a proposal that was more sympathetic and in keeping with the neighbouring buildings which therefore may be more likely to garner resident support.

5.2. Cllr Lavis proposed and it was seconded by Cllr Hartas and therefore **RESOLVED**: that the Council recommend REFUSAL for the reasons set out above. All agreed.

5.3. Councillors Mangan and Hartas specifically considered the earlier resident's question and confirmed that they did not consider that the concerns raised on this application were inconsistent with the case stated for some affordable housing within the village.

Case Ref: 19/00517
 Site Address: **GATEHOUSE, HALE ROAD, HALE, FORDINGBRIDGE, SP6 2NW**
 Proposed Works: Creation of dormer window; alterations to doors and windows; rooflights; replacement balcony; cladding; roof lantern; dormer window and roof light to garage; alteration to garage doors
 Case Officer: Katie McIntyre
 Date for response: Tues 13 Aug 2019

5.4. Councillors discussed the proposals, considered responses submitted via that NFNPA website and noted:

- The applicants were not present at the Parish Council meeting where the application was discussed.
- No neighbour concerns had been recorded to the proposals.
- The proposal was principally concerned with aesthetic alterations to the house and did not propose any footprint extension.
- The subsequent removal of the proposed North-facing dormer window in the garage ensured that any new windows did not overlook neighbouring properties
- The proposals were in keeping with the character of the property and typical of the age and type of building on Hale Lane. Generally, they represented an improvement to the look of the building
- The alterations to the garage must be for incidental use only and cannot be used for living accommodation as the property had already enjoyed the maximum 30% permitted footprint extension. Any permission granted should be subject to the use of the garage being incidental and not used as living accommodation.

5.5. Cllr Lavis proposed and it was seconded by Cllr Mangan and therefore **RESOLVED**: that the Council recommend PERMISSION for the reasons set out above, subject to the Case Officer's satisfaction on the intended use of the garage. All agreed

6. To consider the following payments requests:

£

06.08.19	Cllr Hartas (reimbursement of VE celebration evening booking)	360.00
06.08.19	Cutting Edge – July cemetery cut x 2	170.00
24.08.19	Clerks Salary	330.17
6.1.	Cllr Lavis proposed and it was seconded by Cllr Mangan and therefore RESOLVED : that all payments above be approved. All agreed	

7. Any other business

- 7.1. Cllr Lavis reported that he had been approached by a resident concerned about Ragwort in the field behind the cemetery. As an invasive species, the presence of Ragwort in the field gives land management concerns. Clerk to write on behalf of the Council to land owner.
- 7.2. Cllr Mangan noted that pot holes marked on Hale Purlieu had still not been repaired. Cllr Mangan to chase Hampshire County Council for an update and action.
- 7.3. Cllr Harrison reported that he had approached Hampshire County Council in relation to potential improvements at Woodfalls Cross junction, namely making some of the junction one way to improve safety. The Council will not consider funding without evidence of accidents. Community/ Parish Council funding could be considered. Cllr Harrison to present a report for formal consideration at the September Parish Council meeting.
- 7.4. Cllr Harrison reported that he would request a meeting with Verderers to discuss the issue of school parents parking on the verge at Hatchet Green.
- 7.5. Cllr Hartas reported that following recent interviews, an offer had been made to a potential new Parish Clerk. Cllr Hartas expressed thanks to the outgoing clerk and presented a gift from Councillors. The outgoing clerk thanked the Councillors for their help and support.

8. To note the date of the next meeting at Hale Village Hall Tuesday 3rd Sept 2019 at 7.00pm

There being no further business to discuss the Meeting closed at 8.39pm

Signed:
Chairman

Date: 3 Sept 2019

Clerk: Kathy Cleary, 5 Blue Valley Mews, Fordingbridge, Hants, SP6 1FB
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