

Minutes of the Meeting of the North Baddesley Parish Council Planning Committee, held on Monday 28th January 2019 at 7.00pm in the Pavilion, Recreation Ground, Sandy Lane, North Baddesley.

Present: Cllrs D Knight (Chair), C Hill, D Middlewick, P Thompson, A Warnes, V Wotton and A Yellin

Apologies: Cllrs Mrs A Tupper

In Attendance: Tim Gray, Hoe Lane Developers, Kate Moore, Claire Sutton and James Child, representatives from the Scouts and J Harrington, Parish Clerk (Minutes)

Members of the Public: One

18-19/0381

APOLOGIES FOR ABSENCE

Cllr Mrs Tupper had given her apologies due to illness. Doug Cramond had sent his apologies due to the recent death of his father.

18-19/0382

DECLARATIONS OF INTEREST/DISPENSATIONS

Cllr Thompson declared an interest in the item regarding the installation of a new CCTV system and did not take part in discussions or voting on a decision. There were no other declarations of interest/dispensations.

18-19/0383

TREES

19/00046/TPOS	44 Tottehale Close North Baddesley	T1 Oak – Remove 2 lowest branches <i>No objection – subject to Arboricultural Officer's approval</i>
---------------	---------------------------------------	--

18-19/0384

PLANNING APPLICATIONS

18/03293/FULLS	24 Launcelyn Close North Baddesley	Single storey rear extension to provide additional living space; first floor extension over garage to provide bedroom and bathroom and garage conversion to provide utility and study <i>Objection – over-development and loss of car parking space</i>
----------------	---------------------------------------	---

18-19/0385

HOE LANE DEVELOPERS

The Chairman welcomed Tim Gray to the meeting. Doug Cramond had given his apologies due to the recent death of his father.

Tim commenced by saying that there had been a number of useful discussions lately and he had formed a good idea of what the Scouts and the Men's Shed wanted from the detailed notes provided by both parties. He did not want to lose sight of the other proposals ie library, pre-school, but felt it best to concentrate on these two projects for the time being.

Surveyors had marked out the boundary of the Hoe Lane site which had helped the developers to see how things sit within the area. It had now become clear and they were in a position to firm up proposals and hopefully agree an exchange of letters so that everything was crystal clear to all parties. Both parties would need a legal agreement.

With regard to the timetable of events, there were certain things that could be achieved in the woods at certain times of the year but trees could not be felled when the birds were nesting.

Referring to the map, Tim explained that a block of trees at the western end of the site would all be felled and become housing. Trees would be felled right up to the boundary with Mountbatten Park in order to achieve connectivity with the houses. Advice from the Forestry Commission suggested that by planting bushes and fruit trees, this would make a much better boundary. Subject to obtaining a felling licence by the end of March, this work could take place this year, otherwise it would be next winter. Parkland planting would be established to the west of Mountbatten Park.

The developers were happy in principle with the request from the Parish Council for improvements to the access road and car park at Mountbatten Park but a decision would need to be made as to whether they were in the right place. It was agreed that the playing field should be levelled with soil excavated from the site although there might be difficulty getting machinery through. The fence on the southern boundary would be taken down completely although it would be left up during construction time.

It was agreed between all parties that the Scouts and the Men's Shed could be housed in the same building provided they had separate doorways and were segregated (for child protection purposes). It made more sense to have one building and could prove to be mutually beneficial to both parties.

It was also agreed that a new building was preferable to refurbishing the old building, ideally keeping the existing building until the new one was completed. It was also agreed that a pavilion style building with a veranda, south or south westerly facing out over the green would be more in keeping with the woodland area and would be less cold and damp. Kate pointed out that the Scouts currently use all the space in the main hall so they would not want it to be any smaller but there would be no objection to there being other floors.

The Scouts and the Men's Shed confirmed that both organisations were open to females and were not exclusively male attended.

Tim suggested that the next step would be to draft a set of proposals to cover everything that had been discussed and then there could be an exchange of letters.

Cllr Warnes enquired about access from the new development into Mountbatten Park and Tim confirmed that the developers were keen on the idea of creating a new woodland edge with the fence removed and new pathways installed to open up the area and continue through to Luzborough Park.

There were further discussions on parking and ways in which to encourage people to cycle or walk and the timescale in which the Scouts could expect their new building to be completed. Tim confirmed that it would not necessarily be after the houses were built but would be in step with the development and there would be trigger times so that everyone knew what was happening.

There was some discussion over ownership of the new Scout building and it was agreed that it suited both the Scouts and the Parish Council for the building to be owned by the Scouts.

Tim thanked the Parish Council and the Scouts for all their help and left the meeting. The three representatives from the Scouts also left the meeting.

18-19/0386

PRECEPT

Following the Finance meeting held on Monday 21st January, Cllr Knight explained to members what had been discussed and how the Committee had arrived at a proposed precept figure. It was unanimously agreed that the precept figure to be put to TVBC for 2019/2020 would be £140,622, an increase of 1.9%.

CORRESPONDENCE

18-19/0387

FENCE AT MOUNTBATTEN PARK

A member of the public had phoned the Clerk to complain that the fence along the boundary of Mountbatten Park with Hoe Farm was in need of repair as her dog had managed to squeeze through one of the holes and got in with the sheep on the other side.

It was unanimously agreed that, in view of the forthcoming changes to be made to the area, the fence would not be repaired and all dog owners should be informed to keep their pets on leads at all times. The Clerk to notify the member of the public.

RESOLVED: that the Clerk would liaise with the member of the public.

18-19/0388

CCTV AT SPORTS PAVILION

Three quotations had been received. Cllr Middlewick talked through the details of the quotations and it was unanimously agreed to choose the cheapest which was from First Contact in the sum of £3,150 plus VAT. The Clerk to arrange for the works to go ahead.

RESOLVED: that the Clerk would liaise with First Contact to put the works in hand.

18-19/0389

EMAIL ADDRESSES

The Clerk was liaising with TLC to secure new email addresses. It was agreed by all that, for example, clerk@nbaddesley-pc.gov.uk, would be acceptable. The Clerk would keep members updated.

18-19/0390

DAMAGE TO PAVILION

An independent structural engineer had attended the site and a contractor had been commissioned to erect fencing around the area of damage to the outside wall to make it safe. The inside corridor where the damage had occurred was locked and made inaccessible. A representative from the Parish Council's insurance company had attended the site to make a report but this had not yet been received by the Clerk. One quotation for repairs to the damage had so far been received and another two were being sought. The Clerk to keep members updated.

RESOLVED: that the Clerk would seek one more quotation and Cllr Knight would seek a second.

18-19/0391

FORMER CRICKET FIELD

A completed, signed licence to make alterations to the land at Castle Lane had been received from HCC. It was dated 11th January 2019 giving two years from that date for alterations to be completed.

The meeting closed at 8.45pm