

All minutes are draft until ratified by the Committee at the next meeting

**Marchwood Parish Council**

Minutes of the meeting of the  
Amenities Committee  
held at Marchwood Village Hall  
on Monday 11<sup>th</sup> September 2017 at 7.30pm.

Councillors: \*Mrs J Saxby (Chairman) – in the chair

\*Mrs R Andrews      \*Mrs A Hoare  
○Mr M Proctor      \*Mr F White  
\*Mr R Young

\* Indicates attendance  
○ Indicates apologies for absence

In attendance: Mrs C Cockeram (Deputy Clerk to the Council)  
Mr A Lavington (AMF Supervisor)  
Cllrs M Saxby & D Makinson

**Apologies for absence**

1. Cllr Proctor

**Public Participation**

2. There were no members of the public

**Declarations of Interest**

3. No declarations of Interest were made.

**Chairman's remarks**

4. No Chairman' report

**Minutes**

5. **RESOLVED:** To confirm the minutes of the meeting held on 12<sup>th</sup> June 2017.

**Rear Access to Drakes Court**

6. **RESOLVED:** To note the response from New Forest District Council (Attached)

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**AMF Supervisors Report:**

7. Noted.

It was suggested the report submitted to the Amenities committee be included in the Marchwood Village News for resident's information.

The new tractor and flair are being used but is a two man job. It was noted that the hedges along both sides of Main Road were very overgrown and obscuring the traffic calming signs. To report to HCC.

**Letter from resident at Philpott Drive:**

Concern regarding a very large tree overhanging the resident's boundary.

8. **RESOLVED:** To await recommendation from NFDC regarding this area.

**Complaint regarding the canal at Admiralty Quay:**

9. Seeing as the works has been carried out no further action to be taken.

**Open Space:**

10. Cllrs Young and White toured the village to review the security of the green space within the village.

**RESOLVED:**

**Cork Field: To reinstate the height barrier and replace the broken fencing.**

**Lloyds Recreation Ground: To replace the short section of wire fencing.**

**Woodlands at Evergreen Close: Replace the fencing.**

**Crooked Hayes Copse: To install dragon's teeth and a drop post on the open space grassed area.**

**Tree Replacement around the village:**

11. Due to a large amount of trees within the village being approx. 150/200 years old it was suggested that a long term strategy be put into place to replace some of these with new younger trees for the future.

**RESOLVED: With guidance from the New Forest National Park it was agreed in principle to have a Tree Management and Sustainable programme. Cllr Hoare to investigate further and report to the next meeting.**

**Orchard Update:**

12. The gap within the hedgerow has now been filled and the 'den' opened so more viable. The trees are doing very well. The gates will remain locked for the time being until the trees are well established.

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**Parish Council priorities for 2016-17:**

- b) Allotments: No further updates.
- c) Dog fouling and litter: This is still a problem.
- d) Footpath improvements behind St. John's Church / cycle to school project:  
We are still waiting to hear from HCC, no further updates.

As dog fouling is still a major concern within the village.

**RESOLVED: To purchase some biodegradable florescent chalk paint and for one month the ground staff to circle every time they come across dog mess. Hopefully this visual impact will impact on those who don't pick up.**

There being no further business the meeting closed at 8.50pm  
Chairman

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**Economy, Housing & Planning**

Executive Head: Flo Churchill

Ms M Wathen  
Marchwood Parish Council  
Marchwood Village Hall  
Village Centre  
Marchwood  
SO40 4SF

Our Ref: ENQ/17/20751

Your Ref:

08 August 2017

Dear Ms Wathen

**10 Drakes Court, Quayside Walk, Marchwood, Southampton, SO40 4AA**

Thank you for your recent enquiry for informal advice regarding your proposed development at the above site. I set out below the planning framework within which we have considered your proposal and our views and how the Local Planning Authority suggests you proceed.

**Planning Policies Relevant to your Proposal**

Core Strategy objectives

1. Special qualities, local distinctiveness and a high quality living environment
6. Towns, villages and built environment quality

Policies

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

Sites and Development Management Development Plan Document:

DM1: Heritage and Conservation

Supplementary Planning Documents:

None relevant

**Planning History that refers to your property or is relevant to the proposal**

None relevant

**Comments received from Consultee(s) (if applicable)**

**Summaries**

NFDC Conservation Team at NPA:

- *Concern regarding the positioning of an array of different gates and its impact upon the Conservation Area*
- *Impact of any gravel track upon the character of the area and ability to retain the boundary hedge throughout the path making process.*

**newforest.gov.uk**

Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA

- *Any digging should be mindful to the roots and health of this hedge as it positively contributes to the character of the area.*

NFDC Landscape Team:

- *To what and where will this path connect - it would make sense to connect to the western end within the 'gated' part of the development and closer to vehicle access, although this would mean breaking through the same hedge as it turns the corner at Quayside Walk, it would be less obvious than connecting to the pedestrian footpath on the eastern side, where it may be seen as a security risk.*
- *What are the impacts of setting this precedent -there are several properties with no rear access - if everyone has something similar this would potentially have a detrimental impact on the setting of the listed building.*
- *An access licence would be required from the landowner/occupier - Marchwood PC, or is this Open Space land leased to them from NFDC?*

### **Contributions Required as a Result of Development Proposed:**

New Forest District Council adopted a Community Infrastructure Levy (CIL) charging schedule on 14 April 2014 with an implementation date of 6 April 2015. Any application determined after this date may be liable to make a CIL payment. Residential development will be liable for CIL if it:

- Involves new build of at least 100m<sup>2</sup> gross internal area (GIA) floorspace; or
- Involves the creation of one or more dwellings.

In order to assess if, and the likely level of, CIL payable it is now a 1APP local requirement that the CIL additional information be submitted with all new applications for residential development. This form can be found at:  
[http://www.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](http://www.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf) If your development does not fall in to one of the above categories then you will only need to complete sections 2 and 8 of the form.

### **Consideration of Proposal**

#### Description of site and surrounding area

This property forms part of a terrace of dwellings (Drakes Court) within the former RNAD site. This development was carried out during the late 20th century and ties in with the Armament and Magazine buildings, many of which are individually listed. This is due to the rare survival of Georgian military works from the period of the Napoleonic wars. As a result, the entire site (both residential and historical) forms a Conservation Area.

#### Description of proposal

The proposal involves creating an opening into the existing low wall and timber close-boarded fence at the rear of no.10 Drakes Court. The proposal also involves the reduction of a hedge that aligns the rear wall of properties between nos.8-15 Drakes Court, and constructing a gravel path along the rear perimeter of the site to provide access to the gate into the rear garden of no.10.

#### Assessment of proposal against material planning considerations and acceptability

Installing an access gate into the rear garden of no.10 Drakes Court by cutting part out of a low-level wall and closed-boarded fence would not require planning permission. This could be achieved through permitted development.

The primary matters that require addressing within this proposal have been raised within a consultation response from NFDC's Landscape Team. The proposal is essentially to alter an area of public open space for use as an access (potentially a private one) to the rear of properties within Drakes Court. In principal, this would appear to contravene the provisions of any land charges or the Section 106 agreement associated with the parcel of land. Therefore, any footpath along the rear garden wall of nos.8-15 Drakes Court would be a public one.

As the pathway would have to remain public, the question of security would certainly be raised, as public access to the rear of all properties within this row of dwellings in Drakes Court may not be approved by all residents. Furthermore, the implementation of a path access upon this parcel of Parish land may set a precedent for accesses to the rear of a number of other dwellings within Quayside Walk and the wider RNAD site. Establishing other rear accesses within this locality would undoubtedly harm the character of the conservation area, and namely the canal, which is an important heritage asset within the context and history of the site, as outlined by the conservation officer in their comments. This would be contrary to Policy DM1 (Heritage and Conservation) of the Local Plan Part 2 for the New Forest District outside the National Park.

The Landscape Officer has also suggested that any path may be better suited to meet the pavement serving Quayside Walk to the west, rather than the open space to the east. This however is very unlikely to be unachievable due to the degree of planting here compared to on the western side of rear garden walls of this block.

The Conservation Officer has responded to raise minor concerns regarding the reduction of the hedge. This feature contributes positively to the character of the conservation area and should be managed carefully. Furthermore, any gates installed to the rear garden wall of properties within this terrace should be of an appropriate and modest design. The parish council may wish to issue strict design guidance to all property owners in this block if they wish to create new access gates to their rear gardens. Other than the above comments however, the conservation officer does not object to this scheme.

#### **Conclusions**

From the documents submitted it would appear that the proposal does not require planning permission. The documents submitted by the parish council have stated that neighbours are to be consulted to ensure that they are not 'concerned' with the proposal, this would be a sensible action. The afore mentioned concerns raised by our authority should be fully taken into account before proceeding with this scheme.

The above comments are not binding on the elected Members of the Authority but set out the position of the Officers on the basis of the information you submitted and the research they undertook. You can expect Officers to stand by their advice and for that advice to be specifically referred to if a subsequent application is made and carried forward in decisions

or recommendations to Committee. If new information subsequently becomes available that requires proposals to be reconsidered, Officers cannot be held to any earlier advice given. If this becomes the case you will be advised as to the situation and no decision or recommendation will be made until you have been contacted and, when required, further negotiations have taken place. Further information on how to submit an application, the information required and, the fee to be paid can be accessed at [www.newforest.gov.uk/planning](http://www.newforest.gov.uk/planning)

If you do have any queries or are unsure about anything in this letter, please do not hesitate to contact me. However, please note that if you require any further written advice this is likely to incur an additional pre-application fee.

Yours sincerely

**Nick Whittington**  
Planning Technician

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Appendix A

AMF Supervisor Report

- Old hand mower broken – replaced
- All electrical items PAT tested
- Grass cutting and strimming in full swing
- Goal posts in Village centre pulled out of sockets
- Guard on grass cutter broken – welded back together
- Panel on play house at the Lloyds broken – repaired
- Cut back of trees and bushes to expose 'cubby hole' by orchard
- Tractor & flail arrived
- Fly tipping around village
- Cradle seat at Lloyds replaced
- Legionnaire testing done at the pavilion
- Two day tractor training done at Cork Field
- Cleared old paint off fencing around play area at Admiralty Quay (still on-going)
- Travellers at the Lloyd Recreation Ground – clear up done
- Dug trench at top gate
- Some vandal damage to outdoor fitness equipment – Company coming out to have a look
- Graffiti at Skate park – removed ( still some to )
- Wild flower meadow at Cork Field all cut – Conservation Group
- Drop post lock/post broken – welded and repaired
- Dog fouling still ongoing