

HURN PARISH COUNCIL

The Meeting of Hurn Parish Council was held on Monday, 11th March 2024 at Hurn Bridge Sports Club at 7.30 pm.

Present:

Cllr Mrs M Phipps, Chairman

Cllr I Evans, Vice Chairman

Cllr Mrs J Jones

Cllr Mrs H Balkaya Shore

Cllr M Cranham,

Nicola Shaw Clerk

2 Residents

28/24 CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

29/24 APOLOGIES

Cllr H Greenman

30/24 SIGNING OF THE MINUTES

Cllr I Evans proposed that the minutes of the meeting held on 12th February 2024 were a true record, this was seconded by Cllr M Cranham and it was **resolved** that they be signed by the Chairman.

31/24 CODE OF CONDUCT OF LOCAL AUTHORITY MEMBERS

The Chairman reminded members of the need to declare their interests at all meetings where matters being discussed, or to be discussed, affected their interests.

Cllr Mrs M Phipps declared a pecuniary interest in planning application 8/20/0139/HOU.

32/24 PUBLIC PARTICIPATION

None.

33/24 MATTERS ARISING

None.

34/24 GENERAL PARISH MATTERS.

a) Open Spaces: Town Common/Sopley Common/Ramsdown, Hurn Forest:

Councillors commented that there is a lot of litter along the A338. Cllr Mrs M Phipps responded that they close sections of the road several times a year to clear the litter.

Leave on Agenda for May meeting.

b) Gravel Extraction

None. **Leave on Agenda for May meeting.**

c) Roads

Cllr Mrs M Phipps reported that the Avon Causeway is currently closed for major works. Cllr I Evans reported that there is a dead deer on the side of the Avon Causeway. He will report it. **Leave on Agenda for May meeting.**

d) Playground

The Annual Inspection has been completed. Cllr M Cranham will adjust the speed at which the gates close, as highlighted in the report. **Leave on Agenda for May meeting.**

c) Neighbourhood Plan

Cllr Mrs M Phipps reported that the BCP draft Local Plan will be going out to consultation on 20th March. After this date BCP will review the Hurn Neighbourhood Plan. **Leave on Agenda May meeting.**

d) Hurn Bridge Sports Club Lease

The Clerk requested that BCP Council amend the Schedule to reflect the current usage. She will chase up the plan which has not been received yet. **Leave on Agenda for May meeting.**

35/24 PUBLIC PARTICIPATION

The meeting closed at 7.38 pm. Cllr Mrs M Phipps stepped down as chair to comment as a Resident during public participation.

A Resident commented on planning application 8/24/0139/HOU, the use of space above the garages of Aviary Lodge as an Airbnb. Due to the restricted parking outside Aviary lodge, taxis and customers were causing a nuisance by parking on her private property.

The meeting reopened at 7.46 pm. Cllr Mrs M Phipps resumed as Chair.

36/24 CORRESPONDENCE

The list of correspondence was presented.

It was agreed that the Clerk would forward the Dorset & Wiltshire Fire and Rescue Authority- Public consultation on our draft Community Safety Plan 2024-28 to Cllrs.

37/24 COMMITTEE REPORTS

None.

38/24 FINANCE

a) Cheques Out:

The following items of expenditure were agreed, Cllr Mrs H Balkaya Shore proposed, Seconded by Cllr Mrs J Jones:

- Cheque No 1046: £474.00: to The Play Inspection Company Ltd – Annual playground inspection.
- Cheque No 1047: £403.57: to Mrs N Shaw for Clerk's duties and expenses during February 2024: (hours for February 2024 [27.25 hours @ £14.7/hour = £400.58 + 2.99 expenses, printer ink]).

b) **Playground Account**
£395.00 to be transferred to the current account – cost of the annual inspection.

39/24 SUPPLEMENTARY

It has not been possible to obtain a speaker to make a presentation about the history of Hurn at the Annual Assembly. It was agreed that an open Question and Answer session be held. A newsletter will be distributed to Residents.

40/24 DATE OF NEXT MEETING

Monday 8th April 2024.

41/24 PLANNING

Planning application 8/23/0841/ADV Hurn Bridge Farm has been refused.

It was agreed Cllr Mrs H Balkaya Shore would take photographs of all of the signs by Hurn Bridge Farm and send them to Cllr Mrs M Phipps and the Clerk. The Clerk will then raise the issue of the proliferation of advertising boards in the Conservation Area outside Hurn Bridge Farm with BCP Council enforcement.

The Clerk contacted Enforcement regarding the activities at Bosely Nursery. She will send additional information as required. Cllrs agree to log details of any issues and if possible, take photographs.

Application Number: 8/24/0127/FUL
Location: Hurnwood Park Avon Causeway, Christchurch, Dorset.
Proposal: Demolish existing store and construct replacement storage building. Remove shipping container.

Councillors resolved **to object** to this application. Insufficient information has been provided. The dimensions of the existing building have not been provided. What the building will be used for has not been specified.

Application Number: 8/24/0064/HOU
Location: 20 Hurn Court Hurn Court Lane, Christchurch, BH23 6BH.
Proposal: Change of use from a garage to a habitable room.

Councillors resolved **to object** to this application. The original grant of planning for Hurn Court 8/94/0111, which is a listed build was for the overall design for the heritage property. The grant stated the garages should not be converted to habitable accommodation. The garage is separate to the dwelling and access through the adjacent leased garage. This potentially results in the 2 adjoining garages becoming a separate dwelling/accommodation which is unacceptable.

Application Number 8/24/0053/TTPO
Location: 20 Hurn Court Hurn Court Lane, Christchurch, BH23 6BH.
Proposal: T1 – tree on the north west border of the property which has a large diseased hole in the trunk. Remove. T2 – tree which is located on the norther border of the property which has a large crack in the trunk. Remove.

Councillors resolved **to object** to this application. No arboreal report has been provided. Any trees removed should be replanted.

Application Number: 8/24/0147/HOU
Location: 2 Blackwater, Christchurch, BH23 6AF.
Proposal: Replacement of existing rear glazed conservatory with traditional style extension to include roof lantern and bi-fold doors and internal alterations.

Councillors resolved **not to object** to this application.

Application Number: 8/24/0148/LB
Location: 2 Blackwater, Christchurch, BH23 6AF.
Proposal: Replacement of existing rear glazed conservatory with traditional style extension to include roof lantern and bi-fold doors and internal alterations.

Councillors resolved **not to object** to this application.

Application Number: 8/24/0139/HOU
Location: Aviary Lodge, Matchams Lane, Christchurch, BH23 6AW.
Proposal: Retrospective Garage conversion to be used as an ancillary tourist use to the main dwelling.

Cllr Mrs M Phipps left the room. Cllr I Evans Chaired the meeting. Councillors resolved **to object** to this application. Planning permissions 8/04/0236 and 8/05/00414 stated that the garages should not be converted into habitable accommodation. This condition should stand. Policy H14 states that extensions to existing dwellings in the green belt will only be granted if the extension does not facilitate the creation of a separate dwelling. The proposal is for a separate self-contained habitable unit and should not be permitted. The habitable space is being used as an Airbnb. This is a business and in breach of the planning conditions. The garages are within 400m of a heathland SSSI where new dwellings are not permitted. Some people from the Airbnb choose to park on the private land of a neighbour opposite due to the restricted parking outside the property. This is causing a nuisance to the neighbour and unacceptable.

8:51 pm Cllr Mrs M Phipps returned to the room.

The meeting closed at 8.52 pm.

Signed: Date: