

PLANNING COMMITTEE MEETING

Tuesday 10 December 2019 at 7.30 pm
Ellingham Church Hall, Ellingham BH24 3PJ

MINUTES

ATTENDANCE:

Cllr Burtenshaw (Chairman)	Cllr Errington (Vice Chairman)
Cllr Blake	Cllr Coutts
Cllr Loader	Cllr Webster
Cllr Taylor	
Cllr Wilson	

Members of the Public: 5
Acting Clerk: Kate Mason (not present)

1. APOLOGIES:

19/12/147P Cllr Stainton-Burrell, Cllr Sampson, Acting Clerk.

2. DECLARATIONS OF INTEREST:

19/12/148P NFNPA 19/00832 - Broom Copse Farm: Cllrs Errington and Webster (non-pecuniary).
NFNPA 19/00809 – Forest Lodge: Cllr Coutts (pecuniary).
NFNPA CONS 19/0778 – Rockford End: Cllrs Errington, Blake, Webster (non-pecuniary).
Declaration of Interest forms for the above will be signed at the Planning Committee meeting in January.

3. TO APPROVE MINUTES OF THE MEETING OF 12 NOVEMBER 2019:

19/12/149P It was proposed that the Minutes of the meeting of 12 November be adopted as a true record.
Proposed: Cllr Errington. Seconded: Cllr Webster.
ALL IN FAVOUR (of those who had attended the meeting)

4. CHAIRMAN'S REPORT ON MATTERS ARISING (that are not on the Agenda):

19/12/150P Cllr Burtenshaw reported that Parish Council comments on a few applications had not been recorded, and had therefore not appeared online. This had been queried with NFNPA. Whilst Planning Officers had admitted oversight with regard to one or two, lateness in submission accounted for another. It was agreed that, where possible, the closing date for submission of comments should appear against applications on Planning Committee Agendas going forward, and that when submitting comments, the Clerk should make sure that acknowledgement is obtained.

5. PUBLIC FORUM:

19/12/151P It was agreed that as members of the public attending were present to discuss NFNPA 19/00787 Linford Park Nursing Home, that this item be brought forward.

6. RESPONSES TO DEVELOPMENT CONTROL AND TREEWORCS APPLICATIONS:

19/12/152P **NFNPA 19/00787: Linford Park Nursing Home, Linford Road:** Installation of sewer system and pumping station.

Further to the refusal of 19/00512 & 19/00618, residents raised concerns about the arrangements for ongoing storage and disposal of sewage at the site. These included Health and Safety issues, current and future HGV movements needed to empty the bladders, damage to verges along Linford Road and believed switching off of the biodigester.

The paucity of information on key elements of the application was also raised, specifically: the absence of a CMS; sewage load calculations; pump noise and system technical specs.; arboricultural survey along discharge pipe route.

It was suggested that an alternative discharge route within the site via the old mortuary should be considered, which would remove drainage infrastructure from the agricultural land.

The accuracy of the site boundary was questioned.

It was considered that a meeting between the applicant and residents who would be impacted by the likely six-week highway closure was necessary.

Residents reported that whilst the application was submitted under its former title of Linford Park Nursing Home, the hospital was operating and advertising for staff under the name of St Martha's – a locked facility for older men and women detained under the Mental Health Act.

Residents had already written to NFNPA with specific questions and it was requested that any response received be shared with the Parish Council.

It is understood that an amended application will be submitted to NFNPA in the next week or so and consideration of this should be deferred until the January meeting.

Residents requested a number of other matters also be addressed by the applicant.

DECISION: **Respond to NFNPA with the advice that the application as submitted would have been recommended for refusal by the Parish Council, but the proposal is now subject to revision. The PC will consider this at its Planning Committee meeting on 14 January 2020. The following items are requested from the applicant as part of the revised application:**

- **Traffic Impact Assessment**
- **Arboricultural Survey of intended pipe discharge route to interception point with public sewer**
- **Correctly drawn site boundary plan**
- **Construction management statement**
- **Technical specification of: plant; acoustic attenuation; new drainage infrastructure; sewage system capacity, anticipated operating load, system operating procedure**
- **Risk Assessment of installation and alternative provision (particularly in event of system or power failure)**
- **Consideration of alternative drainage route via former Mortuary area within the site, avoiding any intrusion into designated agricultural land**
- **Detailed restoration proposals for woodland area, bunds areas, current pipeline routes and access track following removal of sewage treatment equipment and other drainage infrastructure**
- **Requirement for applicant to hold a meeting with residents who will be affected during the six-week highway closure**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

ACTION: **Parish Council to submit required items for revised application to NFNPA.**

19/12/153P NFDC 19/11401: Site of 14, and land rear of 14–17 Linbrook Drive, Ringwood: Demolition of existing dwelling at No 14 Linbrook Drive; erection of 9 dwelling houses; formation of an access and associated parking and landscaping (outline application with details only of access, appearance, layout and scale).

Although outside the Parish boundary, the Parish Council would respond to NFDC as the development would impact the Parish. Members were encouraged to also respond individually.

It was felt that the proposed development failed to address local housing need, and would give rise to increased traffic, pressure on local services, threaten wildlife as well as being outside the Local Plan built-up area boundary for Ringwood. Cllr Webster pointed out that the site was adjacent to a well-used toad crossing where the bulk of site traffic would likely be heaviest.

DECISION: **Recommend Refusal to NFDC citing the reasons above.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

ACTION: **Cllr Blake to draft a response to NFDC on behalf of PC.**

19/12/154P NFDC 19/11406: Bleak Hill Farm, Bleak Hill: Single storey extension.

It was felt that the single storey addition would not impose on the site's setting and the proposed building materials and position were sympathetic to and in keeping with the dwelling.

DECISION: **Recommend PAR3 (Permission) to NFDC citing the reasons above.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/155P **NFDC 19/11405: Holmwood, Snails Lane, Blashford:** Single storey extensions (LDC application that permission is not required for proposal)

Determination of whether proposals comply with planning legislation. No comment required from the Parish Council.

DECISION: **Respond to NFDC that any deviation from the proposed single storey plans would be objected to.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/156P **NFDC 19/11365: The Paddocks, Headland Business Park, Blashford:** Variation of Condition 2 of Planning permission 17/10086 to allow windows and doors to the rear elevation and revised roof design

It was not thought that the proposals would adversely impact on the building or neighbours.

DECISION: **Recommend PAR5 (Accept decision of Planning Officers) to NFDC including the comment above.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/157P **NFNPA 19/00832: Broom Copse Farm, Ellingham Drove:** Application to vary the condition to planning permission 19/00698 Agricultural dwelling; outbuilding; raised patio area; treatment plan (Application for a non-material amendment to Planning permission reference 18/00794) to allow material amendment

It was not thought that the proposals for a slightly larger outbuilding would adversely impact on the site.

DECISION: **Recommend 5 (Accept decision of Planning Officers) to NFNPA including the comment above.**

IN FAVOUR 6 AGAINST 0 ABSTENTIONS 0 DID NOT VOTE 2

19/12/158P **NFNPA 19/00809: Forest Lodge, Toms Lane, Linwood:** Single story extension.

Though the proposed orangery extension would not be visible from the road or overlooked, the excessive additional floorspace proposed would not be acceptable with reference to DP36. It was also felt that the excessive amount of (particularly) roof glazing would result in unnecessary and inappropriate skyglow in this otherwise dark area of the New Forest.

DECISION: **Recommend 4 (Refusal) to NFNPA citing the reasons above.**

IN FAVOUR 7 AGAINST 0 ABSTENTIONS 0 DID NOT VOTE 1

19/12/159P **NFNPA 19/00780: Rippleside, Newtown Lane:** Application for Non-Material amendment to planning permission 15/00919. Replacement and relocation of front porch; 2-storey front extension; replacement conservatory; external alterations; x 2 roof lights.

The application had already been determined. Variations to previously approved plans noted.

DECISION: **N/A.**

19/12/160P **NFNPA 19/00878: Dorridge Hill, Furze Hill:** Application to vary Condition 7 of planning permission 18/00928 for 2-storey extension; first floor extension to facilitate additional habitable accommodation; single storey extension; porch; x 6 new roof lights; demolition of existing single storey extension to allow further minor Material amendment.

It was not thought that the proposals would adversely impact on the building or neighbours.

DECISION: **Recommend 5 (Accept decision of Planning Officers) to NFNPA including the comment above.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/161P **NFNPA CONS/19/0778: Rockford End, Rockford, Ringwood:** Coppice mixed species for hedge restoration: Holly, Hazel, Blackthorn, Elm, Hawthorn; Fell x 1 small Turkey Oak; Fell x 1 group of approximately x 20 small Holly trees

Cllr Webster asked that it be ensured that coppiced holly be sealed to prevent spread of any possible fungal disease.

DECISION: **Raise no objection to NFNPA.**

IN FAVOUR 4 AGAINST 0 ABSTENTIONS 2 DID NOT VOTE 2

ACTION: **Cllr Errington to request assurance of appropriate Holly wound-sealing with contractors.**

19/12/162P **NFNPA CONS/19/0764: Land adjacent to Ibsley Village Hall:** Fell 1 x Sycamore

Sycamore seed is falling into the adjacent field; this is poisonous to horses. It was reported that there are at least two Sycamores in this location, though consent is sought to fell only one. It was thought important that the blast shelter's earth bank on which the Sycamore is growing should be protected.

DECISION: **Raise no objection, but include recommendation that NFNPA Conservation Officer advise on any action necessary to protect the integrity of the blast shelter.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/163P **NFNPA CONS/19/0765: Land on east side of Highwood Lane, Blashford:** Prune x 1 group of mixed species trees; prune x 1 Oak tree; fell x 2 Oak trees; fell x 1 Sycamore tree.

Hedge-planting should be carried out to infill gaps in hedge-line and obscure unsightly fencing. Timber fencing should be installed round Oak trees in the field to protect bark from stripping by horses.

DECISION: **Raise no objection, but advise NFNPA of comments above.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

19/12/164P **FC 019/2834/2019: New Forest Western Commons – Rockford, Ibsley and Hightown:** Felling licence for non-native trees and thinning Scots Pine and small copses of mixed broadleaves.

Concerns raised included light pollution from the loss of tree cover, archaeological destruction of flint hill site, felling of Scots Pine with high amenity value, creation of an increasingly 'barren' landscape on the Commons. Opinion was expressed that grass rather than bracken grew beneath trees which was more beneficial to grazing stock.

The National Trust had offered a site visit for the Parish Council if one was wanted.

Cllr Loader would prepare a draft response on behalf of the Parish Council for approval.

DECISION: **Raise objection with both National Trust and Forestry Commission.**

IN FAVOUR ALL AGAINST 0 ABSTENTIONS 0

ACTION: **Cllr Loader to draft response; site meeting with National Trust to be requested.**

7. NOTE DECISIONS FOR APPLICATIONS AND ENFORCEMENTS RECEIVED FROM NFNPA AND NFDC (previously circulated):

19/12/165P **NFNPA 19/00548:** Newtown Lane Farm, South Gorley: *Refused.*

NFDC 19/11030: Jays Nest, Salisbury Road, Blashford BH24 3PB: *Refused.*

NFNPA 19/00763: Woodville, New Road, Mockbeggar BH24 3NJ: *Granted.*

8. CONSIDER RESPONSES FOR: PLANNING AUTHORITY COMMITTEE MEETINGS, APPEALS, CONSULTATIONS, ENFORCEMENTS:

19/12/166P None.

9. WEBSITE AND EMAIL ADDRESSES:

19/12/167P Cllr Loader distributed a handout explaining the new email system that he had set up and encouraged Councillors to try it out and report any issues.

9.28 pm It was agreed to suspend Standing Orders.

Signed:

(Chairman)

Date:

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10.

19/12/168P

CORRESPONDENCE:

NFPA CONS 19/0996: Beacon Cottage: a late tree application to prune Beech, Oak and Holly had been received. It was agreed that councillors would comment individually if desired.

The meeting closed at 9.35 pm.

Date of next Planning Committee meeting:

Tuesday 14 January 2020, at 7.30 pm
Ellingham Church Hall, Ellingham BH24 3PJ

Date of next Parish Council meeting:

Tuesday 28 January 2020, at 7.30 pm
Ellingham Church Hall, Ellingham BH24 3PJ

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