

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 10 January 2017.

### Members:

Cllr Spark – Chairman (P)  
Cllr Loader – Vice Chairman (P)  
Cllr Burtenshaw (P)  
Cllr Errington (P)  
Cllr Lane  
Cllr Webster (P)  
Cllr Shand (P)  
Cllr Sampson (P)  
Cllr Stainton-Burrell (P)  
Cllr Trebilco (P)  
*(P) denotes present*

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (1)

#### **1. Apologies**

17/01P

The clerk had received apologies from Cllr Lane.

#### **2. Declarations of interest**

17/02P

Cllr Shand declared a non-pecuniary interest in NPA 16/01017 Linford Park Nursing Home.

#### **3. Minutes of the last meeting**

17/03P

15/95P & 16/37P & 16/180P – EN/13/0741 Mockbeggar Lakes

Cllr Webster disagreed the action point on this topic in the last minutes. It was discussed and agreed to be changed to ‘...will be produced by the end of the year’.

Attending resident Mr Hordle questioned the statement ‘It was considered likely that such a track/service road for land management would be deemed reasonable’. It was thoroughly deliberated and agreed to add in ‘...would be deemed reasonable by NFDC’ after ‘reasonable’.

The resident also challenged the phrase “No action will be taken at this time regarding the fishing.” After extensive discussion, it was clarified that this was stated by the Chairman at the last meeting, and he was happy to put his name to it, but further clarification of its meaning should be discussed under matters arising. Cllr Spark asked the Clerk to change the minutes to record “The Chairman stated that no action will be taken...”.

Further discussion on this topic will be minuted under the Chairman’s Report.

Including the above amendments, the minutes of the last Planning Committee meeting on 13 December 2016 were approved and signed as correct. Proposed by Cllr Shand, seconded by Cllr Loader. 5 in favour (4 abstentions as not present at that meeting).

#### **4. Matters Arising**

17/04P

16/58P - General Footpath matters – FP31 replacement stiles project; this is ongoing and will be moved to the Parish Council’s Chairman’s Report.

15/95P & 16/37P & 16/180P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case re: gravel track infrastructure.

In summary, during extensive discussions members were advised the report for submission by the Parish Council has not been finalised, as the task is taking longer than anticipated for the following reasons:-

- The two issues raised (the gravel track infrastructure and the fishing without planning permission) need to be addressed separately in the report as they are covered by different planning regulations. Note: the gravel track works have already been deemed as not an engineering operation and the fishing of the lake was deemed as likely to be ongoing for more than 10 years by NFDC's enforcement investigation EN/12/0568.
- The draft report will be a compilation of evidence primarily from Cllr Webster, secondly from Mr Hordle and thirdly from Cllr Errington. Between the three sets of facts there are many dated emails and for some of the events Cllr Errington was struggling to establish which is the correct one.
- Cllr Webster had provided an extensive portfolio of photographs for which Cllr Errington wanted to establish an accurate location of where they were taken in order to make the report more understandable for the case officer (who will not be from the parish). Cllr Webster felt this was not necessary and Cllr Errington stated that without this information the report would not be clear. He then offered to recuse himself, and there was no offer to take up the rest of the work.

The Chairman reiterated that in order to be taken seriously by NFDC, the report must to be consistent, cohesive, accurate and succinct.

Frustration and disappointment were expressed at the further delay in this being submitted, and that the initial focus was on the gravel track infrastructure, and on why the Parish Council did not submit any evidence on the fishing enforcement investigation. It was questioned on why the Parish Council need to check the facts, and the Chairman advised it cannot be submitted in the Parish Council's name without satisfactory checking of the content or the Parish Council could be embarrassed.

The resident, Mr Hordle, requested his report be sent in isolation, as his prime concerns are regarding the issue of fishing on Mockbeggar Lake without planning permission. It was pointed out that his initial request to the Parish Council had been regarding the creation of the gravel track used to support the fishing. It was discussed and stated that without the facts being checked, it would be very unwise for Mr Hordle's report to be submitted in the Parish Council's name. Therefore, it was agreed that, at the next Parish Council meeting, the Parish Council will consider and vote on whether to support Mr Hordle's report to NFDC with a statement along the lines of 'The Parish Council is in support of the principle of enclosed report but have not had to opportunity to fully clarify all the facts...'. **Clerk to circulate to all members the resident's report** again (with the amended date format), **and place on the agenda for the next Parish Council meeting** (*post meeting note: meeting moved from 24<sup>th</sup> to 31<sup>st</sup> January*).

The draft report produced by Councillor Webster was withdrawn by the councillor, who will submit it independently as a resident.

16/42P – EN/16/0168 - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. The NFDC investigation is still ongoing.

16/66P – Druce Acres, Hucklesbrook. EN/16/0336 - Outbuildings/field shelters; NFDC enforcement have responded, advising applicant is considering submission of a planning application. EN/16/0560 – Alpaca business; NFDC Enforcement advise the owner has referred to their planning agent. The NFDC investigations are still ongoing.

16/69P – EN/16/0335 - Sunset, Ivy Lane re: fence. NFDC enforcement team have deemed this case non-expedient and the case is closed. (also on agenda)

16/110P – EN/16/0404 Quiet Waters, Ivy Lane re: development of outbuildings and a manege. NFDC enforcement team Manager is meeting with the owner. Ongoing.

16/135P – Trees overhanging the verge on A338 north of Ivy Lane have been cut.

16/160P – Ongoing use of outbuildings/garages for incidental use; Cllr Shand has divided the list into members for checking whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling. **Cllr Shand to circulate.**

Cllr Errington explained a new procedure where planning authorities request owners whose planning applications have been granted for outbuilding/garage/annexe applications for incidental use only are requested to electronically confirm compliance with this use every three years. It is hoped this will help prevent applications for Lawful Development Certificates for existing use when the owner is well aware of the incidental use condition.

## 5. Public Forum - none

## 6. Development control and TPO applications:

*Please note: applications are minuted in the order they were discussed.*

17/05P

NPA 16/01015 Land at Grey Gables, South Gorley – Application under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of the siting & appearance of a Broadband Cabinet (PCP18). **Members had agreed to recommend permission under option 3 by email on this application, due to limited timescale over Christmas period.**

Proposed and seconded. All in favour (9). Cllr Errington abstained, due to his involvement with the project.

17/06P

Forestry Commission Felling Licence Site No. 16-02 Mount Hill – fell selected Birch & Crab Apple on open heath; retention of selected character trees. Cllr Spark requested Cllr Loader chair this application. Cllr Spark explained the location and showed an aerial map of where the trees are to be felled, showing photographs of some of the trees which may be included in the 12 deemed to be of a significant size to remain. The Forestry Commission have confirmed 28 smaller specimens are to be removed.

During discussions the following was established and discussed:-

- Cllr Loader explained why some trees are sited on grass; the stock poach the ground whilst gathering under the trees to eat the apples and for shade, and their manure enriches the grass encouraging its' growth.
- Concerns were raised on the loss of the trees as they are an important food source for apples and nectar, and also used as shelter by forest stock.
- The theory behind felling the younger specimens and leaving the larger specimens was questioned, as when the mature trees die off there will be no younger trees to follow on to provide food and shelter.
- The lack of information within the application was discussed, and agreed that for open forest management applications, it would be very helpful if the background and full information is given on why the application is being submitted and its' goals.

**It was proposed to send the following comments to the Forestry Commission and the NPA:-**

- **The Parish Council is concerned on the loss of the proposed 28 smaller specimens as when the remaining mature trees die off, there will be no younger trees to follow on to provide food and shelter.**
- **Also, the Parish Council would welcome more information with felling applications, such as some background, detailed information on the trees to be felled, why the application is being submitted and its' goals regarding open forest management.**

Seconded, all in favour (9).

*Cllr Spark resumed as Chair.*

17/07P

NPA 16/01017 Linford Park Nursing Home, Linford – continued siting of mobile home for a temporary period of three years. Cllr Loader explained the location, showing on aerial maps where the mobile home is sited. During discussions the following was established and discussed:-

- The mobile home is already in situ, therefore this application is retrospective.
- The Case Officer states the mobile home is required security to live onsite for a temporary period of three years whilst the building is being refurbished to prevent any further vandalism. The razor wire on the fencing has been removed.
- An objection from a resident regarding a further planning permission consent which could result in a lawful development certificate being granted was viewed and discussed. By reviewing the planning history, it was clarified this is the first application for the mobile home and the building is likely to be uninhabitable.

**It was proposed to recommend permission under option 1 with delegated powers to NPA with the following comments:-**

- **The temporary permission should strictly be for three years only as any further applications will be regarded unfavourably, and conditioned purely for use by security staff.**
- **The location of the mobile home should be conditioned to its current site.**
- **Given that the security is to protect an empty property, it is not acceptable to see rubbish and broken materials collecting around the mobile home. The Parish Council would be happy if the applicant was conditioned to maintain the site surrounding the home on a tidy manner.**

Seconded, all in favour (9)

17/08P

NPA CONS/16/1320 The Old Bailiffs Cottage, Salisbury Road, Ibsley – Prune 1x group of Conifer trees (Cllr Shand). Cllr Shand explained the location of the property, advising the conifer trees are overhanging the neighbour's greenhouse. A crown reduction by a third is proposed.

**It was proposed to raise no objections to the NPA Tree Team.**

Seconded, all in favour (9).

17/09P

NFDC 16/11641 Ibsley House, Mockbeggar Lane, Ibsley – porch.

Cllr Webster declared a non-pecuniary interest.

Cllr Burtenshaw explained the location and showed the plans of the existing and proposed elevations. The following was discussed and established:-

- There are concerns from the Conservation Officer and the Case Officer regarding:- the addition of the brickwork porch, the Georgian panels either side of the existing front door, and the size of the proposed porch windows.
- The house is painted brickwork, and the applicant confirmed to Cllr Burtenshaw the porch will be painted brickwork to match (this is not obvious in the architect's drawing, as it shows brickwork).
- The width of the two road facing windows would be 500mm, which is wider than pictured in the architect's drawing (which is not to scale).
- There is no planning history since 1982, and this porch would result in a very modest increase to the habitable floor space and enable the internal staircase to be re-sited in the entrance hall.
- The Conservation Officer is revisiting the property on 13 January, and the clerk is to ask her to withdraw her comments to the NFDC Case Officer until after her visit.

**It was proposed to recommend permission under option 3 to NFDC, with the following comments:-**

- **The brickwork porch is painted to match the existing house.**
- **The windows are installed as per the sizes detailed within the application, and not as per the illustrative drawings, which do not appear to scale.**

- **The Parish Council consider the applicant has made an effort to retain and enhance the features of the Georgian building, and it does not detract from the conservation area.**

Seconded, all in favour (9).

17/10P

NFDC 16/11602 & 11603 Harbridge School, Harbridge - Use as one dwelling; rooflights; demolition of a single-storey flat roofer extension; alterations to windows. Further finite details listed on 11603 (Application for Listed Building Consent).

Cllr Sampson declared a non-pecuniary interest.

Cllr Errington explained the location, reminding all of an earlier Lawful Development Certificate for Existing Use had been refused. The following was established and discussed:-

- since it had closed as a school in the 1960s, it has fallen into disrepair, resulting in a great deal of work being required externally.
- The single storey flat roofed extension on the north-east elevation will be removed, and replaced with double doors.
- The Design & Access statement states following work by a previous resident many of the internal features have been removed, however some will be reinstated and existing features will be restored.
- Long eared bats have been identified as being present.

*Cllr Spark proposed to suspend Standing Orders at 9.29pm. Seconded, all in favour (9).*

- The vaulted ceiling in the main schoolhouse will be retained.
- Regarding the Case Officer's comments on policy DM20, it was noted there is no need for it to be reopened as a school, and there has been some residential use as the Headmaster's quarters.

**It was proposed to recommend permission under option 1 to NFDC with the following comments:-**

- **The Parish Council feel that the property was already used as a residential dwelling by the headmaster and thus if an imaginary 30% increase in habitable floor space or permitted development were to be added to the residential part of the property, then it would cover a significant area of the school. Thus the Parish Council are happy for this property to be wholly residential. Furthermore, provided the existing external walls and features are to be replaced and maintained then the property as a whole would look better as one property rather than one that has been subdivided.**
- **Incorporating the school house into one dwelling with the Headmaster's quarters will result in the habitable floor space being increased dramatically. To protect the dwelling from being extended further in the future, the Parish Council request it should be conditioned as if the 30% increase in habitable floor space rule has been used. Additionally the mezzanine floor should be conditioned to remain as it is, and not be extended to create further habitable floor space.**
- **Definition of the domestic curtilage should be clarified, as there is no site plan.**
- **A before and after site plan would be beneficial, to understand what the site will look like and to establish the treatment of the outbuildings.**
- **The Parish Council feel strongly about light pollution and request that all external lighting is subject to a condition that they should work with PIR's and all roof lights should be fitted with blinds to minimise any additional light pollution.**

Seconded, all in favour (9).

**7. Decisions received from NFDC & NPA** (circulated prior to Agenda):

17/11P

NPA CONS/16/1150 Mockbeggar Cottage, South Gorley – *raise no objections*

NFDC 16/11311 Nea Cottage East, 14 Alderholt Road, Somerley – *refused*

NPA 16/00512 Red Shoot Camping Park, Linwood – *granted stc*

NPA 16/00899 Newlands Farm, Moyles Court, Rockford – *approval without conditions*

NFDC 16/11476 Cobby Cottage, Harbridge Green, Harbridge – *refused*

### **8. Planning Authority Committee meetings, Appeals and Enforcements**

17/12P

Enforcement investigation NFDC EN/16/0335 Sunset, Ivy Lane – Unauthorised retention of fence has been deemed non expedient to pursue by NFDC.

### **9. Distribution of planning applications to councillors**

17/13P

Cllr Spark has requested the clerk allocate planning applications to the three newer members, to encourage them to continue their learning process, with guidance and support to be provided by an experienced member. **Clerk to circulate the guidance for assessing planning applications.**

### **10. Consultations: none**

### **11. Approval of precept request for financial year 2017/2018 (circ.9Jan)**

17/14P

The clerk had circulated the proposed budget with a suggested 0% increase this year on the precept request of £17,175. Some finer points were discussed, such as the new category of a parish broadband project, the travel expenses budget, the maintenance budget and the perceived increase on the clerk's salary.

**It was proposed to submit a precept request to NFDC of £19,175 for the financial year of 2017/18.**

Seconded, all in favour (9).

### **12. Correspondence - none**

### **13. Other Business**

17/15P

The clerk had circulated details of a report regarding the BT Phone Boxes (9.Jan), advising the consultation closes on 13 January. It has already been agreed to request to adopt the red phone box on the corner of New Road, however the clerk asked members to consider whether the Parish Council should ask for Linwood and Rockford phone services to remain due to these villages encounter a very poor mobile phone signal.

It was agreed for the clerk to request the retention of the Linwood and Rockford phone services.

Seconded, all in favour (9).

17/16P

The clerk advised the New Forest Association is holding an interesting meeting at 7.30pm on Tuesday 24 January, with speakers Clive Chatters (New Forest Consultative Panel), Alison Barnes (NPA) and Bruce Rothney (Forestry Commission). Several members were keen to attend, so it was agreed to move the Parish Council meeting to the 5<sup>th</sup> Tuesday – 31<sup>st</sup> January. **Venue to be arranged by the clerk, with the noticeboards and website updated when agreed. Clerk to recirculate the NFA email.**

*\*Post meeting; the meeting will now be held on Tuesday 31<sup>st</sup> January in Ellingham Church Hall.*

17/17P

Cllr Webster asked for recent avian flu breakout to be noted on the website.

17/18P

Cllr Burtenshaw apologised for not responding on the recent consultation Hampshire Draft of Community Involvement Consultation (Planning).

17/19P

Cllr Stainton-Burrell praised the recent ditch work carried out by the Parish Council north of Hockey's Farm, advising it had successfully kept the floodwaters off the road during recent wet weather.

Items noted for the next Parish Council agenda: dragons teeth on Gorley Road, parking on verge Mockbeggar Lane East and Gorley Road.

The meeting closed at 10.05pm.

**The next Planning Committee meeting will be held on Tuesday 14<sup>th</sup> February 2017 at 7.30pm in Ellingham Church Hall.**