

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 10 July 2018.

### Members:

Cllr Spark – Chairman (P)	Cllr Loader (P)
Cllr Burtenshaw (P)	Cllr Errington (P)
Cllr Lane	Cllr Webster (P)
Cllr Sampson (P)	Cllr Stainton-Burrell
Cllr Taylor (P)	Cllr Trebilco

*(P) denotes present*

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (4)

#### **1. Apologies**

18/07/73P

The clerk had received apologies from Cllrs Lane, Stainton-Burrell and Trebilco.

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

18/07/74P

Cllr Webster declared non-pecuniary interests in:-

- NFNPA 18/00420 Haineswood Lodge, Linwood – he will not speak or vote;
- NFNPA 17/01077 Rockford Farm Barns (if discussed).

#### **3. To approve the minutes of the last meeting**

18/07/75P

The minutes of the last Planning Committee meeting on 12 June 2018 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Loader. 4 in favour (3 abstentions as not present at that meeting).

#### **4. Chairman's Report of Matters Arising**

18/07/76P

18/05/55P – the clerk will chase NFDC regarding the advertised camping at Druce Acres.

#### **5. Public Forum – none**

#### **6. To consider responses for Development control and TPO applications:**

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

18/07/77P

NFDC 18/10759 Chatley, Gorley Road, Rockford – House; car port; demolition of existing. Cllr Loader explained the location, reminding councillors of the previous application, showed aerial photos, existing and proposed elevations and existing and proposed block plans. The following was discussed and established:-

- The previous comments from the Parish Council were reviewed: concerns regarding the 45% increase in habitable floor space; the effect on the street scene and local character of increasing the dwelling from single story to two storey; the size and massing impact of the two storey garage within such close proximity to Topsy Cottage.
- This application has addressed those concerns and is now within the 30% permitted habitable floor space increase, incorporates a change of design and the garage is reduced in size with no room above it.
- The importance of the proposed materials for house and garage to be matching, and the timber being allowed to weather.

- There are only 2 other dwellings nearby, and the new design is more in keeping with the property on the corner of Ivy Lane.
- The increased glazing was acknowledged and light attenuation discussed.

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

- **Being mindful of the rural location and the increase in glazing, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant with all external lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**
- **All proposed materials for the house and garage to match, and be in keeping with the rural location.**

Seconded, 6 in favour, 1 against.

18/07/78P

NFNPA 18/00420 Haineswood Lodge, Linwood - Covered raised terrace with raised decking; enlargement of existing pond; alterations to fenestration and cladding to existing outbuilding. Cllr Spark handed the chair to Cllr Loader.

Cllr Spark explained the location, advising this application is to improve the garage and create a walkway to an outdoor kitchen. The following was discussed and established:-

- The two bay garage and store room are open; it is proposed to fill in the store room and change the doors to the existing workshop and update the windows to bi-fold doors. It will be used as a gym and games room along with the existing two garage bays.
- The existing seasonal pond/mire is to be extended with a walkway created over it to an open-sided structure housing an outdoor kitchen, which will be wood-burning.
- The Planning Officer's briefing note advised the consideration of any impact on the views from the nearby footpath, the Tree Officer has been consulted, and no direct implications on amenity of neighbouring properties and DP12 requirements have been met.
- The special conservation designation on the neighbouring HIWWT land is likely for wildlife purposes, as it does not have open visitor access.
- The need for the NPA Ecologist Ian Barker to be consulted regarding the expansion of the pond, to ensure expert advice is followed. The applicant advised it will not have a liner or fish.
- The wish for attenuation of any potential light pollution.

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

- **Given the close proximity to the special conservation status Hampshire & Isle of Wight Trust land, the NFNPA Ecologist should be consulted regarding the creation of the pond to ensure no detrimental impact on the ecosystem.**
- **Being mindful of the rural location and the increase in glazing, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant with all external lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**
- **The materials used for the outdoor kitchen and walkway are all natural materials and are allowed to weather.**
- **The garage should be conditioned for incidental use only.**

Seconded, 6 in favour. Cllr Webster did not speak or vote.

*Cllr Spark resumed as chair.*

18/07/79P

NFNPA 18/00421 Three Tree Hill, Rockford - Two storey front extension. Cllr Burtenshaw explained the location using aerial maps, and advised the apron of paddocks around the property's curtilage belonged to the property. The following was discussed and established:-

- The three bed property is not overlooked from Rockford sandpit access road, and this application seeks to create a 4<sup>th</sup> bedroom with a study and hall below.
- The existing and proposed elevations and block plans were viewed, and it was established from the planning history the property was built in this style.
- The Planning Officer's Briefing Note states the proposals are: within the 30% permitted increase to habitable floor space, largely in keeping with the area, no direct implications for the amenities of neighbouring residents.

**It was proposed to recommend permission under option 1 with delegated powers to NFNPA.**

Seconded, 4 in favour, 3 against.

18/07/80P

NFNPA 18/00453 Moyles Court School, Moyles Court, Rockford - Repairs to the ha-ha (Application for Listed Building Consent). Cllr Errington explained the location, showing photos of the dilapidated sections of the ha-ha. The following was discussed and established:-

- KJF Consultancy have assess the ecological impact of repairs to the Grade II listed structure. There is a detailed method statements and the area will be protected from the lime used.
- The ha-ha is designated at risk under policy CP7.
- Damage has been caused by stock grazing on the ha-ha and oak tree roots.

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

- **The Parish Council is delighted the ha-ha is being restored.**

Seconded, all in favour (7).

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

18/04/81P

NFNPA 18/00259 A31 Milestone at Handy Cross, Ringwood – *granted stc*

NFDC 18/10274 Lake House, Woolmer Lane, Blashford – *refused at NFDC Committee*

NFDC 17/11375 Little Park, Salisbury Road – *granted stc*

NFNPA 17/00692 Forest Corner – *granted stc*

NFNPA CONS/18/0448 Merrihill, Highwood Lane, Highwood – *raise no objections*

NFNPA TPO/18/0432 McDonalds, Picket Post – *granted*

NFNPA CONS/18/0455 Lowlands, Mockbeggar Lane, Ibsley - *raise no objections*

NFNPA CONS/18/0469 Hillydown Farm, Newtown Lane, Mockbeggar - *raise no objections*

NFNPA 18/00307 Land rear of Primrose Cottage, Cuckoo Hill, South Gorley – *refused at NFNPA Committee*

#### **8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements: none**

18/07/82P (*received after the agenda was issued*)

EN/18/0006 Hill View, Mockbeggar – retrospective app 18/00385 refused - *as over 30% permitted.*

NFNPA 17/01077 Rockford Farm Barns – Dev. Control Comm. 17 July from 9.30am Lymington – *it was agreed there would be no parish council representative given the division on the councillors when the amended plans were discussed. The original comments submitted form part of the NFNPA Committee report.*

EN/18/0343 New Forest Spring Water, Blind Lane, South Gorley - Breach of condition 5 of application 15/11004 (external storage) – *being investigated.*

#### **9. Consultations**

18/07/83P

- New Forest District Council Local Plan - deadline 12Aug18.
- New Forest District (Outside the National Park) consultation on Supplementary Planning Documents - deadline 30Sep18.

Both consultations will be added to the Parish Council agenda for 24 July 2018.

#### **10. Consider purchase of a 'Tommy' to commemorate the First World War Centenary (circ.4Jul)**

18/07/84P

This was discussed and the members reviewed the different options available. It was generally agreed as a good idea to purchase a 6ft silhouette - asking residents to suggest sites at the Ellingham Show. It was proposed and seconded to buy a 6ft silhouette. 6 in favour, 1 abstention. **Clerk to arrange purchase, feature in EHI News and at the Ellingham Show.**

#### **11. Correspondence**

18/07/85P – the postponement of the ragwort pull and litter pick due to the hot, dry weather was discussed, and it was agreed to encourage individuals to cut the tops off the ragwort before they go to seed on Parish Council owned verges only, as there is not enough time to organise a community event. **Clerk to feature in EHI News, and Cllr Loader on the website.**

18/07/86P – The clerk requested all suggestions for the forthcoming EHI Newsletter by end of Wednesday 18 July.

18/07/87P – Cllr Webster mentioned he was advised by a resident a property just over the boundary in Linbrook has been discharging septic tank waste into the stream. He was advised to approach Ringwood Town Council.

18/07/88P – Cllr Taylor asked if the clerk had an update on Druce Acres: the clerk apologised for her lack of action and will chase.

The meeting closed at 9.25pm.

**Forthcoming Planning Committee meetings at 7.30pm in Ellingham Church Hall:-**

**Tuesday 14<sup>th</sup> August 2018**

**Tuesday 11<sup>th</sup> September 2018**