

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 10 May 2016.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (3)

1. Apologies

16/54P

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

2. Election of Chairman and Vice Chairman

16/55P

This will be carried out at the next meeting on Tuesday 14 June 2016.

3. Declarations of interest

16/56P

Cllr Burtenshaw declared a pecuniary interest in agenda item NPA 16/00312 Avon Valley Nurseries, as she is acting as the agent. She will move to the public seating area to allow her to speak as agent: she will not speak or vote as a councillor.

Cllr Webster declared a non-pecuniary interest in agenda item NPA 16/00312 Avon Valley Nurseries.

Cllrs Burtenshaw, Errington and Loader declared non-pecuniary interests in agenda item NPA CONS/16/0458 Forest Moor.

Cllr Trebilco declared a non-pecuniary interest in agenda item NPA 16/00304 Forest Borders.

4. Minutes of the last meeting

16/57P

After the close of meeting time was amended from 9.41pm to 8.29pm, the minutes of the last Planning Committee meeting on 12 April 2016 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Trebilco. 6 in favour (1 abstention as not present at the meeting).

5. Matters Arising

16/58P

General Footpath matters – FP31 replacement stiles project. Listed Building Consent application pending liaison with new owners. *(Moved from Parish Council Matters Arising).*

15/86P – Picket Post; parking on verge and access road. Clerk has successfully secured a site meeting on 24 May with Andrew Winson; suggesting the installation of dragon’s teeth as a first measure to protect the verge and improved signage for ‘clearway’ to remind drivers it is a no stopping area. If this is not successful to progress to more severe ‘Lorry sized’ curbs. Cllr Errington and Clerk to attend.

15/158P – Blocked access to FP1 – Ibsley Drove. Clerk has been made aware that the land was sold to Mr W Cooper, Green Farm, Ibsley Drove (neighbour). A new letter has been sent to the landowner (9 May) regarding their right of way responsibility for FP1, suggesting a meeting with the clerk and HCC Rights of Way office. **Response awaited.**

15/95P and 16/37P

EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case; Clerk has put forward evidence to NFDC regarding the site of the original airfield perimeter track (3 May); **Awaiting response.**

16/42P - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. Clerk has forwarded an enquiry with photos to NFDC Enforcement Investigation Team, who are investigating. **Awaiting response.**

16/49P

NFDC Development Control Committee meeting 13Apr’16 re: NFDC 15/11126 Spring Hill Farm, Bleak Hill – no decision as this was withdrawn by the applicant.

16/52P

The clerk is obtaining quotes for similar shelters for the insurance claim (contacted Queensbury Shelters, Woodscape and Littlethorpe). Note: the landowner has requested he be consulted when rebuilding the shelter. *Move to Parish Council matters arising*

6. Public Forum - none

7. Development control and TPO applications:

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

16/59P

NPA CONS/16/0458 Forest Moor, Furze Hill, Fordingbridge – various tree felling & pruning works. Cllr Shand explained the location using aerial maps, and used the applicant’s extremely well labelled and comprehensive photos submitted with the application of all the trees to be felled, and the holly and hazel hedging to be pruned and re-laid. No work will be carried out on the oaks.

It was commented there are many individual trees in the area, so there will be a minimal effect on the landscape.

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

Seconded, all in favour (7).

16/60P

NPA 16/00304 Forest Borders, Gorley Road, Mockbeggar – two storey rear extension; pitched roof to existing dormer; demolition of existing conservatory. Cllr Errington explained the location using aerial maps, and photos of the property and driveway.

The following was discussed and established:-

- The property is semi-detached and the proposed works all take place on the northern section of the house; they are similar to the works already taken place to the adjacent neighbours.

- The existing and proposed elevations were viewed and discussed, and members agreed they are sympathetic and within the 30% policy.
- There is a lack of information on exactly what materials will be used, and the Parish Council would like this clarified.
- The property has a right of way across the narrow Parish Council owned verge, which has many different special designations (SSSA, SPA, SAC RAMSAR), and is immediately close to the watercourse.
- Concerns were raised on where all trade and delivery vehicles will park, and is there sufficient room within the curtilage of the property for all of the required materials to be stored. A biodiversity checklist has not been submitted with this application, which would help to address some of these concerns.

It was proposed to recommend refusal under option 1 to the NPA with the following comments:-

- **The Parish Council are happy with the proposed developments to the property as they are similar to the neighbouring property and are within the 30% habitable floor space policy.**
- **However, there is insufficient information on exactly what materials are to be used, and the Parish Council request this is clarified to the Case Officer and conditioned to match the existing building.**
- **The Parish Council are concerned on the protection of their specially designated (SSSI, SPA, SAC, RAMSAR) verge immediately outside the property and to the watercourse. Therefore, the Parish Council request a biodiversity checklist is satisfactorily completed to ensure the verge and watercourse are protected.**
- **The Parish Council would like to see the permission conditioned so verges either side of the property physically protected from goods and vehicles for the duration of the build.**

Seconded, all in favour (7).

16/61P

NPA 16/00312 Avon Valley Nurseries, South Gorley, Fordingbridge – retention and continued occupation of mobile home for agricultural/horticultural worker; continued use of miniature railway and tearoom as subsidiary activities for a further period of 5 years.

Cllr Burtenshaw moved to sit in the public seating area and speak as agent.

Cllr Spark requested Cllr Errington chair this application while he presents it.

Cllr Spark reminded members a virtually identical application was previously granted a three year temporary permission back in 2013; the Planning Committee accepted the requirement for a mobile home for an agricultural worker to line onsite and the business plan.

The following was discussed and established:-

- This application is for a further five year extension to allow the applicant sufficient time to continue operation of the agriculture, miniature railway and tea room in order to demonstrate the business plan is viable.
- The applicant has been unable to complete the business plan due to ill health, however the accounts to the end on 2014 show a reduced loss, proving the business is becoming more viable by successfully earning a living for the applicant.
- The railway and tea room are conditioned to be less than 50% of the business' income.
- Alstromeria (cut flowers) will be discontinued and the cultivation of raspberries and vegetables will replace this.
- Following the death of Mr Kinnison in late 2013, the main house associated with Avon Valley nurseries is held in trust and is not available to the applicant.

It was proposed to recommend permission under option 3 to the NPA.

Seconded, all in favour.

16/62P

NPA 16/00279 Fieldview, 7 Cuffnells Close, Mockbeggar – single storey extension.

Cllr Loader explained the location of the property, using aerial maps and photos.

The following was discussed and established:-

- The bungalow is classified as a small dwelling, and within policy, it can only be extended up to 100sq.m.
- The proposal is to extend at the rear of the property, extending with the same roof line and pitch to increase the habitable floor space up to the permitted 100sq.m. Matching roof tiles and bricks will be used, and the windows reused.
- The existing ridge height is slightly over 4m, but the case officer is happy with the proposed extension continuing at this height.
- No trees are affected, however a section of the laurel hedge forming the western boundary will be removed and replaced with matching close boarded fencing.
- All equipment and materials will be brought across a field into the end of the garden via a 5 bar gate.

It was proposed to recommend permission under option 3 to the NPA with the following comment:-

- **The Parish Council request the applicant consider mitigating any light pollution and request the case officer condition that any external lighting has Passive Infrared sensors.**

Seconded, all in favour (7).

16/63P

NPA CONS/16/0460 Lavender Farm, Highwood Lane, Highwood – fell 1x Oak & 1xBeech trees; prune 3x Oak trees.

Cllr Shand explained the location, using aerial maps and showed photos of the trees work is applied for. It was unclear whether the single oak (close to the house) and beech (on a slope sitting above the garage) were being felled in 10ft sections, or to a final height of 10ft. Also the disease and state of the beech was unclear.

The group of three oaks near the driveway are proposed for a full crown reduction to no more than 4m; this was thought a crude arboricultural management as the trees have few lower limbs and this would result in a strange looking specimens.

It was proposed to raise objections to the NPA Tree Team with the following comment:-

- **The Parish Council believe there is not enough information within this application. We are unclear on what disease the beech T2 has and how this renders the tree requiring felling, whether the oak T1 and beech T2 are to be felled in 10ft sections or to a final height of 10ft and how this will result in a visually pleasing tree. Also the group of three oaks near the driveway are proposed for a full crown reduction to no more than 4m; this was thought a crude arboricultural management as the trees have few lower limbs and this would result in a strange looking specimens.**

Seconded, all in favour (7).

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

16/64P

NPA 16/00134 Woodend, New Road, Mockbeggar – *granted stc*

9. Planning Authority Committee meetings, Appeals and Enforcements – none.

10. Consultations – none.

11. Correspondence – none.**12. Other Business**

16/65P

Cllr Errington showed photos of the recent increase of parking on verges around the Moyles Court ford over the hot weekend. There are weaknesses in our dragon's teeth which need addressing, and also in the National Trust's and Somerley Estate's. Verge protection of these specially designated SSSI verges is paramount: **clerk to add to agenda for next Parish Council meeting on 24 May.**

16/66P

Photos were shown of many outbuildings/field shelters at Druce Acres, Hucklesbrook. The members agreed for the clerk to check with NFDC enforcement officers to whether the many outbuildings/field shelters are within the limits of policy of the New Forest District Local Plan. **Clerk to action.**

16/67P

The National Trust and Forestry Commission sign near Crossley Towers was highlighted as being contrary to advice taken from the National Trust website regarding keeping dogs on leads during the ground nesting bird season. **Cllr Webster to liaise directly with the National Trust.**

16/68P

There was discussion regarding whether tree applications need to continue being assessed by the Planning Committee; it was agreed to continue assessing forthcoming applications, but for the presenting officer to commence the presentation with their proposed recommendation and for discussions to be kept succinct.

16/69P

SunSet Ivy lane. It has been noticed that the dimensions of the close boarded fence and trellis on the western boundary to Ivy Lane had not been amended as per the specification in the amended plans 16/10074. The applicant had been contacted but was uncooperative. **Clerk to contact NFDC enforcement team.**

16/70P

It was mentioned the telephone box near the Alice Lisle is in a disgraceful state. Clerk has reported this many times to BT: **clerk to report again and investigate removal.**

16/71P

A width restriction sign on the south western corner of Ellingham Cross roads was reported as still laying on the ground: **clerk to report to HCC Highways.**

The meeting closed at 9.24pm.

**The next Planning Committee meeting will be held on
Tuesday 14th June 2016 at 7.30pm in Ellingham Church Hall**