

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 11 April 2017.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (8)

1. Apologies

17/04/49P

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

2. Declarations of interest

17/04/50P

Cllr Webster declared non-pecuniary interest in NFDC 17/10346 Nonsuch.

Cllr Errington declared non-pecuniary interest in NPA 17/00199 Burnside.

3. Minutes of the last meeting

17/04/51P

The minutes of the last Planning Committee meeting on 14 March 2017 were approved and signed as correct. Proposed by Cllr Sampson, seconded by Cllr Webster. All in favour (6).

4. Matters Arising

17/04/52P

16/66P – Druce Acres, Hucklesbrook EN/16/0336 re: Outbuildings/field shelters; planning application on agenda.

16/160P – Ongoing use of outbuildings/garages for incidental use; ongoing research regarding whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling.

17/03/45P – TENS Temporary Licensing applications: Such notifications were discussed and clarification is to be sought from Environmental Health on the difference between temporary events and single events. Clerk is awaiting clarification from NFDC Licensing Services.

5. Public Forum - none

6. William Ziegler, New Forest Trust (NFT), to share ambitions for their leased land at Rockford Farm

17/04/53P

William welcomed the opportunity to share his aspirations for the leased land at Rockford Farm. The New Forest Trust's long term ambition is to provide sustainable long-term housing for young commoners, as with increasing house and land prices, it is very difficult for commoners to remain in the New Forest – they need more affordable homes. Dwellings with commoner's rights are regularly

sold on to non-commoners, or those who only practice hobbyist commoning. It is thought impending changes in 2020 are likely to result in less animals on the forest

He showed plans for two semi-detached commoners' holdings, each with barn and outbuilding and with proposed access directly onto the National Trust commons (currently in negotiation with the National Trust). They would be for young commoners starting out, as opposed to well established commoners.

The dwellings would remain the property of the New Forest Trust, and a robust S.106 would ensure they couldn't be sold on the open market.

The land has forest rights, but not commoning rights at present – this will be discussed with the National Trust. The Site of Importance for Nature Conservation (SINC) designated land would be left separate from the commoners' holdings.

Positive feedback was voiced by the councillors and a member of public for this project, and it was supported in principle. William was thanked for attending.

7. Development control and TPO applications:

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

17/04/54P

NPA 17/00199 Burnside, Rockford – Dwelling; new septic tank & treatment plant; demolition of existing dwelling. Cllr Loader requested Cllr Errington chair this application. Cllr Loader reminded members of the location, showing location plans and photos of the current state of the fire-damaged building. The following was established and discussed:-

- The remaining dilapidated structure is timber framed, with brick walls and two sections of wattle and daub panels. Both chimneys are leaning.
- Pre-application advice was sought from NPA, and response was positive except for angle of roof.
- The proposed new dwelling is on a similar footprint with the same style wheat straw thatched roof and a chimney at either end of the dwelling. An addition to the dwelling (30% permitted development) is at ground level only and identified as an addition with a tiled roof.
- The current roof height stands at 6.85m, and the proposed height is 7.9m. Variations in the thickness of thatching and type of thatch used were mentioned.
- Comments are awaited from Lisa Crouch, Conservation Officer, regarding the wattle and daub panels, and it was agreed as difficult to request retention of these non-structural walls.

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

- **The new proposals were welcomed as the applicant has clearly listened to and incorporated comments on their previously withdrawn application.**
- **The Parish Council would prefer slate roofing materials to be used on the new ground floor addition, as being more in keeping with nearby dwellings as opposed to tile.**
- **All external lighting should be conditioned to be fitted with Passive Infrared sensors (PIRs) to help preserve the classified E1 Intrinsically Dark Skies of the New Forest National Park.**
- **It is requested a survey of the rural Rockford Loop Road and verge condition is carried out prior to the commencement of building works, and an agreement obtained from the applicant to take responsibility for any remedial work required when the works are completed.**
- **All construction vehicles must be parked within the curtilage of Burnside.**
- **As part of the landscaping it is hoped that boundaries, including the roadside, be planted with appropriate native hedging in keeping with the surroundings.**

Seconded, all in favour (6).

Cllr Loader resumed as chair.

17/04/55P

NFDC 17/10346 Nonsuch, Mockbeggar Lane – removal of condition 4 of PP 16/10786 to allow permitted development rights. Cllr Shand explained the location. The following was established and discussed:-

- PP 16/10786 granted an extended roofline permitting increased 1F habitable floorspace with an easier access.
- The NFDC Officer's Report advised that this amounted to a 28% increase in floorspace (within the 30% limitation of policy DM20). However, it was deemed that any further increase in the size of the property (under PD rights) would result in a larger property and lead to harmful impacts on the visual amenity of the area. The Report considered it appropriate to condition the property with the removal of PD rights for further extensions to preserve the character and appearance of the CA.
- The applicant considered the removal of these PD rights to be an unreasonable restriction, citing the absence of this condition being imposed on any other property in the area in the last ten years and referring to the National Planning Policy Framework (NPPF) viability tests.

It was proposed to recommend permission under option PAR3 to NFDC with the following comments:-

- **The Parish Council believe the imposition of condition 4 on PP 16/10786 removing permitted development rights to be unreasonable in this circumstance. While the intent behind the removal has merit, and might otherwise find support from the Parish Council, its application must be even-handed and seen to fair. This is not evidenced in other developments that have been permitted in this part of the Harbridge / Ibsley Conservation Area.**
- **The continued absence of a management plan for the Conservation Area ensures that a lack of clarity for residents and the Parish Council endures as to its objectives beyond recognising the significance of the area.**

Seconded, all in favour (6).

17/04/56P

NFDC 16/11717 Druce Acres, Salisbury Road – 7 field shelters (retrospective). Cllr Errington explained the location of this previously pasture/arable land which has progressively been developed and diversified over the last few years. The following was established and discussed:-

- An email from the applicant was shared with the members, stating all 7 field shelters were originally mobile shelters on skids, however due to the increase in agricultural animal numbers and pig breeding programme, the installation of permanent dug-in fencing has resulted in difficulty in moving the shelters.
- Concerns were raised on the lack of clarity within the application, as it does not state whether the shelters are still mobile (on skids) or are to be made permanent in their positions with concrete bases/hardstanding.
- Members felt that so many field shelters in this rural location were visually unappealing, resulting in it looking cluttered and not in keeping. The applicant had no evidence whether this number was absolutely necessary to support the agricultural activities taking place on the land.
- Native hedging was thought to be ideal to provide screening.

It was proposed to recommend refusal under option 4 to NFDC, with the following comments:-

- **The Parish Council would consent to an application for temporary siting of the 7 field shelters without concrete bases/hardstanding for 5 years, in order to allow the site to be monitored.**
- **Native hedging would be welcomed to provide screening.**

Seconded, 5 in favour, 1 against.

8. Lawful Development Certificate:

17/04/57P

NFDC 16/11691 Quiet Waters, Ivy Lane, Blashford – pool house; stable block (Lawful Use Certificate for retaining an existing use or operation). Cllr Burtenshaw reminded all of the location and showed aerial photos of the site from 2012 and 2016.

Cllr Loader proposed to suspend Standing Orders at 9.30pm, seconded, all in favour (6).

The following was established and discussed:-

- The description of the application had been amended to the Pool House only although the application plans were slightly confusing as the drawings still showed details of the stable block.
- The rooflines were compared in two aerial photos from 2012 and 2014, the 2012 one was thought to be inconclusive due to the quality of the photo.

It was proposed to respond to NFDC with the following comments:-

- **The Parish Council has no specific evidence, however the poor quality 2012 aerial image was not considered clear enough to be justifiable evidence and proof that the development of the pool house took place prior to 6 January 2012.**

Seconded, all in favour (6).

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

17/05/58P

NFDC 17/10003 Belt Cottage, Alderholt Road, Somerley – *granted stc*

NFDC 16/11223 LDCE The Green Farm, Ibsley Drove – *was lawful in part*

NPA CONS/17/0128 Brookside Cottage, Linford Road, Linford – *raise no objections*

NPA CONS/17/0161 The Cottage, South Gorley - *raise no objections*

NPA CONS/17/0171 Herons Brook, Highwood Lane – *raise no objections*

NFDC 17/10086 The Paddocks, Headlands, Business Park, Blashford – *granted stc*

NFDC 17/10128 Cross Lanes Farm, Mockbeggar – *granted stc*

10. Planning Authority Committee meetings, Appeals and Enforcements: none

11. Verbal report on Planning & Enforcement Review meeting hosted by Hyde Parish Council with Steve Avery, NPA: Cllr Loader

17/04/59P

Cllr Loader reported it was an interesting meeting, and may be helpful for EHI to review case studies of planning issues in our parish for review. **Clerk to diarise.**

12. Correspondence

17/04/60P

The clerk thanked all those who had submitted contact for the forthcoming newsletter.

17/04/61P

The clerk reminded all the Annual Parish Meeting is on 25th April in Ibsley Village Hall at 7.30pm – spread the word to residents!

17/04/62P

Cllr Burtenshaw was pleased to report the new Forestry Commission signs directing road users to the High Corner Inn are now in situ.

The meeting closed at 9.55pm.

The next Planning Committee meeting will be held on Tuesday 9th May 2017 at 7.30pm in Ellingham Church Hall.