

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 11 October 2016.

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 (2)

1. Apologies

16/150P

The clerk had received apologies from Cllr Lane and Cllr Stainton-Burrell.

2. Declarations of interest

16/151P

Cllr Burtenshaw declared a non-pecuniary interest in Mockbeggar Lakes.

3. Minutes of the last meeting

16/152P

The minutes of the last Planning Committee meeting on 13 September 2016 were approved and signed as correct. Proposed by Cllr Burtenshaw, seconded by Cllr Loader. 5 in favour (3 abstentions as not present at that meeting).

4. Matters Arising

16/153P

16/58P - General Footpath matters – FP31 replacement stiles project. Cllr Burtenshaw is still progressing improvements to the access to FP31, including replacing the stile over the wall with a kissing gate. Update in due course.

15/95P and 16/37P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case re: gravel track infrastructure. Preparation of a detailed report is underway to send to NFDC, who will open a new case once our report has been received. The following was discussed:-

- Dissatisfaction with the delay in the report being sent was expressed; the Clerk apologised and advised the missing detailed folio reports had been found. **Clerk to add to the agenda for 8th November for the report to be finalised.**
- Whether it is considered reasonably permissible for there to be a track around the lake, regardless of the lake's use, and concerns of how the track being perched on the bund which results in noise and light pollution for nearby neighbours. It was noted that should planning permission have been applied for, the track could have been conditioned to address such issues.
- Disappointment was voiced by a resident that the Parish Council did not respond to NFDC's request for evidence, as no evidence was forthcoming from residents. The clerk summarised the response from NFDC in 2014 advising they deemed the case non-expedient as should

planning permission be applied for, it would be granted under the balance of probabilities. It was suggested as the enforcement case was deemed non-expedient, until a formal planning permission or LDCE is agreed, this can still be investigated.

- It was stated if there is hard evidence to demonstrate the fishing has not been ongoing for the requisite period, the Parish Council would look at it and consider asking NFDC to take a further look at the case.
- Regarding any declarations of interest, the resident was assured declarations have been made in the past and will be in the future, if required.

16/42P – EN/16/0168 - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. The owner has advised he is intending to submit a retrospective planning application; update from the planning officer is awaited.

16/66P – EN/16/0336 - The Clerk has raised a query with NFDC enforcement re: outbuildings/field shelters at Druce Acres, Hucklesbrook. An update from the planning officer is awaited

16/69P – EN/16/0335 - 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 constructed as per the specification in the amended plans 16/10074. NFDC enforcement team are investigating, but as HCC Highways have no safety concerns, it is likely to be non-expedient to pursue.

16/108P - Edgemoor Farm; expiry of temporary planning permission for mobile home. NPA Enforcement Officer has verbally confirmed on 13 September she will review this case.

16/110P – EN/16/0404 Quiet Waters, Ivy Lane. Concerns were raised on the development of outbuilding and a manege. NFDC enforcement team have arranged a site visit and have advised it is likely for a retrospective planning permission to be submitted.

16/135P – Clerk has asked HCC to cut back the vegetation overhanging the verge.

16/149P – Car on verge advertised for sale at Lake View, Ibsley – NFDC have advised advertising a single car for sale parked at a dwelling is permissible; HCC Highways have reviewed photo and Google Maps and they have no safety issues. Car has since been removed.

16/153 Moved from Parish Council minutes - fishing on Mockbeggar Lakes; discussed earlier under 15/95P

5. Public Forum: none

6. Development control and TPO applications:

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

16/154P

NPA 16/00729 Mount Farm Cottage, Highwood – extension and garage conversion of barn to studio/workshop. Cllr Loader explained the location and showed aerial maps of nearby residences, and many photos of the existing structure.

The following was established and discussed:-

- The existing structure is partially open with a tiled roof, brick walls and some boarding, and it is serviced with electric and water.
- The double garage doors would be moved to the western elevation to create the garage, and the void will be furnished with a door with a window each side.
- The open northern elevation would become a door and 4 windows.
- On the southern elevation the roof would be extended slightly to create an open log store.
- No rooflights are proposed.
- The Planning Officer's briefing note states they have concerns regarding the slight increase to the footprint for creation of the open log store; the applicant reiterated there is no intention to enclose it.

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

- **the outbuilding must be conditioned for incidental use only, preventing the introduction of any sleeping or cooking facilities, to prevent any future use as a separate dwelling or holiday let.**
- **To prevent any increase in habitable floor space, the log store should be conditioned to remain an open structure and only be roofed.**
- **The Parish Council request the applicant ensure any outside lighting is fitted with Passive Infrared Sensors (PIRs) to minimise light pollution.**

Seconded, all in favour (8).

16/155P

NPA 16/00740 McDonalds Restaurants, Picket Post – Reconfiguration of car park to provide 6 no. additional car parking spaces. Cllr Errington reminded members this is the resubmission of the withdrawn application 16/00303, and of the Parish Council's previous concerns:-

Where would the construction vehicles, visiting customers and working contractors park whilst the car park is being reduced to 50% of its' current capacity?

During discussions the following was established:-

- Within this application, it states the contractor will be responsible for:- providing a method statement to advise where materials and vehicles will be stored, ensuring contractors do not park within the curtilage or on the SSSI verge, .

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

- **The Parish Council still feel the best course of action would be for this site to be closed during the works, as there is no space for any contractors vehicles to park and this application is simply pushing all responsibility onto an as yet unnamed contractor whose employees are not permitted to park on site with nowhere to park apart from the protected (SSSI) verges.**
- **The Parish Council feel the concerns raised in our response (summarised below) to the previously withdrawn planning application 16/00303 have not been addressed in this application, as it does not provide the method statements to be supplied by the contractor regarding the storage of materials, details of safety measures of the movement of large 4 axle vehicles around the still open site, parking of contractors off site and not on the SSSI verge, and the storage of contractor vehicles and machinery. This application highlights some of the issues but deflects the responsibility to an unknown contractor.**
- **As the contractors' method statements are not supplied within this application, the Parish Council is concerned the planning authority will not have any power to monitor or enforce the appointed contractors' compliance with the Framework Construction Logistics Plan.**
- **We request a condition for a detailed and robust lighting plan to control any potential light pollution would be welcomed as part of the application.**

Parish Council response to the previous planning application 16/00303

- **It is understood that the restaurant and drive-through will continue to operate during the proposed alterations to the car parking areas. Given the area of the site which will be out of bounds during the works (see submitted 'Proposed Block Plan' - 718-SA-1429-P102 A), the Parish Council has grave concerns about how the site will operate and be able to contain customers' parking within the curtilage during this period. The Council is disappointed that a method statement wasn't included with the application informing on proposed delivery, removal and storage of materials, containment of plant machinery, and contractors' vehicles parking within the site.**
- **The Council would like to ensure that the SSSI unit on the opposite side of the slip road from Forest Edge Filling Station / McDonalds is excluded from use as a parking area for either contractors' or customers' vehicles, as well as the slip road. The Parish Council anticipates that a banksman may also be required to prevent customer traffic queuing onto the slip road and causing congestion in this busy service area.**

- **There is no lighting plan included within the application, and the Parish Council requests the applicant takes steps to minimise and mitigate against accumulative light pollution at this sensitive site: it is classified as E1 - intrinsically dark skies.**
- **In summary, the Parish Council feels the application for additional parking within the site is reasonable, but has serious concerns about how this can be achieved safely, and without damage to the adjoining SSSI and verges.**

Seconded, all in favour (6).

16/156P

NPA CONS/16/0956 Rockford Green Cottage, Rockford – fell 3x Silver Birch trees. Cllr Shand explained the location, and highlighted an inaccuracy on the application form stating one of the trees had a TPO. It was agreed this was thought highly unlikely.

It was proposed to raise no objections to NPA.

Seconded, all in favour (8).

16/157P

NPA 16/00817 Land at Whitefield Cottage and Forest Lodge, Linwood – replace electricity pole 71. Cllr Spark reminded all of the location of this property and showed where the existing electricity pole to be replaced is sited.

It was proposed to recommend permission under option 3.

Seconded, all in favour (8).

16/158P

NPA 16/00826 Pigeon House Corner, Rockford – outbuilding. Cllr Burtenshaw explained the location, and showed where the proposed new garage would be sited, north of the main dwelling between the dwelling and the road.

The following was established and discussed:-

- The applicant's other outbuilding has been subject to several break ins, and this new structure is to provide additional secure storage.
- As there were no exact dimensions included within the plans, using the scale it was estimated by the Chairman the proposed new outbuilding would measure approximately 7.5m long by 5m wide with a height of 4.5m. Concerns were raised regarding the size and massing of this structure, and its impact on the street scene.

It was proposed to recommend refusal under option 2 to NPA with the following comments:-

- **The Parish Council is concerned the large outbuilding (est. 7.5m by 5m, roof height 4.5m) will have a negative impact on the street scene, and recommend it being sited in the south western corner near the existing garage as a more sensible and secure location.**
- **We request the outbuilding must be conditioned for incidental use only, preventing the introduction of any sleeping or cooking facilities, to prevent any future use as a separate dwelling or holiday let.**
- **The Parish Council request the applicant ensure any outside lighting is fitted with Passive Infrared Sensors (PIRs) to minimise light pollution.**

Seconded, all in favour (8).

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

16/159P

NPA 16/00596 Appleslade Cottage, Linwood – *granted stc*

NPA 16/00565 Whitefield, Toms Lane, Linwood – *granted stc*

NPA CONS/16/0811 Arden Cottage, Mockbeggar Lane, Ibsley – *raise no objections*

NFDC 16/11081 Land adjacent Hamer Warren Quarry, Harbridge Drove – *withdrawn by applicant*

8. Planning Authority Committee meetings, Appeals and Enforcements

16/160P

The clerk had sent all an email detailing properties where planning permission has been granted for outbuildings or garages and asked for volunteer/s to check whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling. **Cllr Shand kindly volunteered to split the list into councillors for further investigation.**

16/161P

The consideration of the Latchmore Brook planning application by the NPA Development Control Committee has been delayed until 15 November.

9. Correspondence: none.

10. Other Business

16/162P

Documents were passed to the clerk regarding the access created by Bournemouth Water on the NE corner of Ellingham Cross Roads, and **she was asked to see if it should be closed following completion.**

16/163P

Cllr Shand brought details of the previous Community SpeedWatch scheme in the parish back in 2014. It is on the agenda for 18 October.

16/164P

The Parish Council meeting next Tuesday 18th October will be held in Ibsley Village Hall.

16/165P

Cllr Burtenshaw advised the STOR at Hamer Warren application will be resubmitted, following a meeting with the Estate and the residents to try and address some issues.

The meeting closed at 9.15pm.

**The next Planning Committee meeting will be held on
Tuesday 8th November 2016 at 7.30pm in Ellingham Church Hall**