

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 December 2017.

### Members:

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

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (4)

#### **1. Apologies**

17/12/152P

The clerk had received apologies from Cllrs Lane, Trebilco, Shand, Stainton-Burrell and were assumed from Cllr Sampson.

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

17/12/153P

Cllr Burtenshaw declared a non-pecuniary interest in NFDC 17/11590 Copley Wood Farm.

Cllr Loader declared a pecuniary interest in NPA CONS/17/1100 Furzehill Farm.

Cllr Webster declared a non-pecuniary interests in NFDC 17/11541 The Old Rectory.

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

17/12/154P

The minutes of the last Planning Committee meeting on 14 November 2017 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Errington. 5 in favour.

#### **4. Chairman's Report of Matters Arising – none**

#### **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.*

17/12/155P

NFDC 17/11541 The Old Rectory, Mockbeggar Lane, Ibsley – replacement roof to outbuilding.

Cllr Loader explained the location, and photos of the existing outbuilding and its proximity to the Old Police House were shown.

The following was established and discussed:-

- The existing outbuilding is built of brick with a gently sloping corrugated iron roof, with a smaller pitched roof with chimney on the eastern elevation.
- Currently the roof height is 3m, and the proposal with the pitched roof and pastiche style dormer would be 5.7m.
- The applicant's intention is to restore the currently unsafe outbuilding in the style it is thought to have been and in keeping with The Old Rectory.

**It was proposed to recommend option 2, refusal with delegated powers, to NFDC with the following comments:**

- **In principle, the Parish Council is supportive of the restoration of the outbuilding. However there are concerns regarding the impact of the increased ridge height from 3m to 5.7m on the size and massing of the structure, and the lack of evidence to demonstrate this is how the structure would have looked in its prime.**

- **The Parish Council request the outbuilding is conditioned for incidental use only, to protect against it being developed as a separate dwelling in the future.**

Seconded, 4 in favour, 1 against.

17/12/156P

NFDC 17/11590 Cobley Wood Farm, Harbridge Green – Agricultural barn. Cllr Burtenshaw explained the location and reminded all of the outstanding planning application for an agricultural dwelling 17/10794. The following was established and discussed:-

- The application is for an agricultural barn (18m x 11m) in Yorkshire boarding style to the north of the existing barn.
- Three objections have been received by residents.
- The applicant explained the barn is to be used for rearing up to 120 calves a year, and where this currently takes place is not ventilated enough, hence the application for this purpose built barn. The calves are reared from age 1-2 weeks until 6 months. Last year was the first year of this enterprise, and it has been successful and more manageable than sheep (even though they will continue to keep sheep).
- Specific comments were: that farming on this scale needs to be dynamic and respond to change, hence the need for a versatile building; it is difficult to determine this application as the Parish Council's recommendation on the outstanding agricultural dwelling application 17/10974 suggested the dwelling would be better re-sited in the location of this proposed barn and it would be easier if both applications were considered at the same time.
- The marquee would be removed.

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

- **The Parish Council are supportive of the need for a general purpose agricultural building at Cobley Wood Farm.**
- **However, given the outstanding determination on 17/10794 (agricultural dwelling, garage and removal of existing dwelling) and the Parish Council recommended to move the site of the dwelling to where this barn is proposed, we request that both applications are considered in tandem to ensure the best siting of the dwelling, garage and barn to take into account neighbouring residents' objections.**

Seconded, 5 in favour.

17/12/157P

NPA CONS/17/1100 Furzehill Farm, Furze hill – Fell 12x Oak trees; prune 4x Oak trees; fell 2x Birch trees; fell 3x Aspen trees; coppice 1x Holly.

Cllr Loader will note speak or vote. Cllr Spark confirmed all had read the email circulated by Mr Loader and explained the overall ambition for the site. The following was established and discussed:-

- This application will result in reinstatement of hedgerows taken out in the 1970s and significant trees will remain.
- Mr Loader is working closely with the National Trust

**It was proposed to recommend to raise no objections to NPA Tree Team.** Seconded, all in favour (4).

17/12/158P

NPA 17/01039 Linslade Cottage, Linford – Detached garage/log store. Cllr Spark reminded all members of the previous application 17/00693 which was granted stc earlier in the year. This application seeks to change the pitch on the north-east elevation, reducing the loft space, and add doors to the south-west elevation to enclose the garage.

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

- **The garage to be conditioned for incidental use only.**

- **Being mindful of this rural location 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.**

Seconded, all in favour (5).

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

17/12/159P

NFDC 17/11198 Cross Lanes Farm, Mockbeggar – *granted stc*

NPA 17/00849 Redwings, South Gorley: Certificate of Lawful Development - *was lawful*

NPA CONS/17/1015 Roughwood House, Highwood Lane, Highwood – *raise no objection*

NFDC 17/11326 Land adjacent to Hamer Warren, Harbridge Drove – *withdrawn*

NFDC 17/10989 Druce Acres, Salisbury Road – *granted*

NPA CONS/17/1048 Alice Lisle Inn, Rockford – *raise no objections*

**8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements:**

17/12/160P

EN/16/0404 Quiet Waters: issues resolved or are no longer expedient – *case closed*

Druce Acres, Salisbury Road, Ibsley - siting of mobile home; additional information has been received by NFDC and it will be discussed at the next planning meeting on 9 January 2018. All members are asked to read through before the meeting. **Clerk to circulate.**

**9. Correspondence:**

17/12/161P – the clerk reported a resident of South Gorley has been in touch again regarding the ongoing flooding issue north of Ibsley Service Station. **Clerk to get an update from Bob Brown, and arrange the January meeting with Natural England.**

17/12/162P – Cllr Burtenshaw announced Away Resorts have confirmed they are committed to awarding £500 per annum to the Dodington Trust charity. Cllr Burtenshaw was thanked for being instrumental in making this happen.

17/12/163P – forthcoming events for the Hyde Band were noted as:-

- 9 Lessons & Carols service at Harbridge Church is on Wednesday 20th December at 8pm;
- Carols at Brooklands Farm, South Gorley on Saturday 23rd December at 7.30pm.

The meeting closed at 9.00pm.

**The next Planning Committee meeting will be held on Tuesday 9<sup>th</sup> January 2018 at 7.30pm in Ellingham Church Hall.**