

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 February 2019.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie - Clerk

Members of the public (9)

1. Apologies

19/02/17P

The clerk had received apologies from Cllrs Lane, Stainton-Burrell and Trebilco. Apologies assumed from Cllr Taylor.

2. Declarations of interest: none

3. To approve the minutes of the last meeting

19/02/18P

The minutes of the last Planning Committee meeting on 8 January 2019 were approved and signed as correct. Proposed by Cllr Sampson, seconded by Cllr Webster. 4 in favour (1 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

19/02/19P

19/01/180P – £10,000 for projects in the Hanson Concrete Charitable Trust area. Request agreed by HIWWT and invoice request sent to Head Office.

5. Public Forum - none

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

19/02/20P

HCC PLAN/PM/NF105 Blue Haze Landfill Site, Verwood Road, Somerley – 4x applications; NFDC references 19/10063, 10064, 10065 and 10066. Cllr Errington explained the landfill was due to finish in 2020, however the tonnage is reducing year on year due to increased recycling and composting of waste. These applications seek to extend the landfill operations to 2029 followed by a 2 year restoration scheme until 2031. There are no changes to the actual operation, just an extension of time to coincide with the proposed end of the landfill operations.

Applications are as follows:

19/10065 Variation of condition 1 of Planning Permission 15/10979 to extend the time for the use of road sweepings and gully waste plant until 2029.

19/10066 Variation of conditions 1, 3 and 4 of Planning Permission 07/90183 to extend the time to complete the importation of waste to the landfill until 2029, revise the landfill phasing and phasing of restoration, and the completion of landfill restoration by 2031.

19/10064 Variation of condition 2 of planning permission 11/97613 to extend the time for the use of the Waste Transfer Station until 2030; logistically, having this facility in west Hampshire is sensible.

19/10063 Variation of condition 2 of planning permission 08/92516 to extend the time for the use of the landfill gas utilisation plant until March 2040: to allow 10 years to complete the gas extraction.

The following was discussed and noted:

- Pre-application advice was sought with Hampshire County Council.
- The daily traffic movements will not increase as a result of extending the time of the quarry, and to date the movements have been far less than conditioned.

- A local resident raised concerns regarding frequent breach of working outside of conditioned hours of operation by contractors; exceeding the maximum noise levels; danger of fires; the dangerous greenhouse gas methane being emitted from the site.
- In addition to issues being reported to Veolia, the resident was encouraged to advise the Minerals Monitoring Officer at Hampshire County Council.
- Within the environmental statement, an option was explored to close this site earlier in 2026 by diverting the waste to Blue Haze (which is generated in north Hampshire and West Berkshire and driven to Blue Haze) to the recently reopened Springfield Farm Landfill Site near Beaconsfield, Buckinghamshire. It was concluded that the positive benefits of reducing the environmental impact (less vehicle miles, reduced associated vehicle emissions and cutting the proportion of vehicle movements across the New Forest National Park) by keeping Blue Haze operational into 2029 was the best option.
- Concerns were voiced of the safety of the road network if the proposed large scale housing goes ahead in Alderholt, greatly increasing the traffic in the area.

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

- **The Parish Council understand the need for an extension to this landfill operation, as recycling and composting of waste is reducing the amount going into landfill. However, we request the option to close this site earlier in 2026 by not diverting to Springfield Landfill to be fully explored for viability, as a ten year extension increases the length of time by 50% (it was granted 20 years in 1999).**
- **Close, robust monitoring to ensure compliance with the existing conditions is requested, to ensure the operator is working within the permitted parameters of the planning permissions.**
- **Careful consideration to the increased pressure to the already inadequate rural road network in this area by the extension of this site along with the proposed housing developments in Alderholt.**

Seconded, all in favour (5).

19/02/21P

NFNPA 18/00901 Hockeys Farm Shop, South Gorley – Single storey link extension; removal of covered storage area. Cllr Sampson explained the location, showed photos of where the proposed improvements would take place and existing and proposed elevations were viewed. The following was discussed and noted:-

- The proposal would convert the storage area between the shop and the butchery into a small office and enlarge the butchery area in the shop, incorporating a packing area (using biodegradable packaging).
- There is currently no direct internal access between the shop and the butchery.
- A new floor would be installed along with a new roof to the extension and existing butchery.
- There would be no change to the north end of the existing covered storage area.

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

- **The Parish Council considered the proposals would be a significant improvement to the layout of the buildings and not be detrimental on landscape grounds.**

Seconded, all in favour (5).

19/02/22P

NFNPA 18/01002 Linford Park Nursing Home, Linford – New dwelling to provide managers accommodation. Cllr Loader reminded all of the location, advising the difference with this application is the proposed accommodation is for a manager's dwelling only. Aerial photos and proposed plans were viewed.

**See appendix below for full details of the policies CP12 and DP13 referred to.*

The following was discussed and noted:-

- The proposed building is built into the slope and sited lower in the landscape as the parking area is alongside rather than underneath the dwelling. The floorspace has been reduced to 97 sq.m. There is to be a grass roof and wooden cladding.
- The vehicular access to the dwelling has been changed to avoid disturbance to trees. However it was noted there is still no arboricultural report submitted as part of the application.
- There is no Environmental Impact Assessment of any potential impact on the nearby SAC and SPA.

- **The Planning Officer's Briefing Note** refers to the lawful use of the building as an elderly persons nursing home (Use Class C2), but it is the applicant's wish for the proposal to be considered under policy DP13* as an 'other occupational dwelling'. However it is advised that policy CP12* New Residential Dwellings is still relevant.
- Conservation Officer's comments: suitably screened and sufficiently ancillary to the main building.
- **The agent's comments** are summarised as:
this application is for a smaller dwelling;
an appeal for the previous 18/00435 has been submitted but not registered;
the access has been moved away from the trees but there are no plans to submit an arboricultural report;
the current footprint of the mortuary will be reused;
the Landscape officer has no objection on the visual impact.
- **Attending residents' comments** are summarised as:
the same reasons for refusal as application 18/00435 still stand for this application;
14 staff bedrooms are sited within the building and should be sufficient;
there is no requirement for staff or a manager to live on site for Class C2 (Specialist Housing for Older People) and on call staff can live up to 15 miles away (rented flats within 30 m and 1 mile from Poulner, Ringwood);
PPS7 states there are no planning rights with existing foundations;
concern of setting a precedent across the New Forest National Park;
the nursing home is spacious and surely there is room for manager's accommodation (if needed) within the main building;
- **Comments from councillors** are summarised as:
Not expert planning officers so cannot recommend against policy;
A lot has been done to reduce the size of the proposed dwelling, however, does is the position of manager fall within the 'other occupational dwelling' in policy DP13?;
Currently the nursing home is a non-existent business so where is the need?;
There are still references within the application to mental health facilities, which are a different Class of operation.

Cllr Errington showed the previous recommendation for 18/00435 which was viewed and said largely he thought lots of the comments still applied.

A proposal to recommend refusal under option 4 was proposed to include comments regarding the concern as to whether this is classed as an occupational worker, or as a chosen career, and many issues have not still been addressed in this application. No seconder. **MOTION NOT CARRIED.**

Cllr Loader advised he was in support of the proposals, as many of the concerns in the previous application had been addressed, and the dwelling was more modest with a sensitive degree of separation from the main building. He felt such accommodation would help to promote a quality operation of this business.

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

- **The Parish Council consider this proposal for a modest manager's accommodation to be a significant improvement to the layout of the building, and likely not be detrimental on landscape grounds.**
- **The absence of an arboricultural report and an Environmental Impact Assessment on the nearby SAC and SPA needs addressing.**
- **The application must be closely scrutinised to ascertain whether the proposed accommodation in this rural location is classed as an 'other occupational dwelling' under Policy DP13 or whether it falls under policy CP12 New Residential Development.**
- **The building must be conditioned to be linked exclusively to the operation of Linford Park Nursing Home under use Class C2.**

Seconded, 4 in favour, 1 against. **MOTION CARRIED.**

19/02/23P

HCC PLAN/PM/NF091 Hamer Warren Quarry – Bleak Hill 1 and 2, Harbridge Drove, Somerley – 2x applications; NFDC references 19/10014 and 10015. Cllr Burtenshaw explained the location using aerial maps. The following was discussed and noted:

- These two applications seek to vary condition 1 of PP 11/96573 to extend the time period of operation of the quarry until 31 December 2022 (NFDC 19/10014), and vary condition 1 of PP 15/10539 to extend the lifetime of the permitted site in order to enable extraction and inert fill restoration to be completed by 31 December 2020 (NFDC 19/10015).
- It was considered that these planning applications present the opportunity for the conditions to the existing planning permission to be updated in two particular respects:-
 1. Great concerns were voiced at the issues encountered on Public Footpath 23a Green Lane. The heavy, awkward gates are permanently left open to the quarry traffic, which shuts off access to the footpath for users. The ground is boggy and difficult to pass. It is understood for safety reasons that access to the quarry must be restricted but a safer, more user-friendly operational gate system must be considered in order to allow unrestricted access to the Queen's highway (Highways Act 1980).
 2. The unconditioned lorry movements on the Alderholt Road/Harbridge Drove and the effect of these HGVs deteriorating the condition of this rural road were discussed.

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

- **The Parish Council are not in support of this application unless the conditioning can be improved as follows:-**
 1. **Improvements must be made to gated access and its operating system by warning lights, etc so as not to impede safe and usable access to Footpath 23a by the public;**
 2. **The lorry movements to and from the quarry to be conditioned to a set number per day, in addition to either the cost of road repairs to be met by Cemex or a set contribution paid annually for repairs.**

Seconded, all in favour (5).

19/02/24P

NFNPA CONS/19/0039 Moyles Court School, Rockford – Prune 1x group of mixed species; prune 1x Ash tree. Cllr Trebilco had assessed and circulated her comments on this application by email to all. **It was proposed to raise no objections to the NFNPA Tree Team.** Seconded, all in favour (5).

19/02/25P

NFNPA CONS/19/0050 Chatley Wood House, Highwood – Fell 3x Sycamore trees. Cllr Trebilco had assessed and circulated her comments on this application by email to all. **It was proposed to raise no objections to the NFNPA Tree Team.** Seconded, all in favour (5).

For information only, as not able to comment: NFDC 19/10073 Sunset, Ivy Lane – prior notification for a rear extension

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

19/02/26P

NFDC 18/11121 Blashford Manor, Blashford Manor Farmhouse, Salisbury Road, Blashford – *granted stc*

NFNPA CONS/18/1240 Bramley House, Linford Road, Shobley – *raise no objections*

NFDC 18/11627 Land off Snails Lane, Blashford – Development; scoping opinion given by NFDC

NFDC 18/10237 Druce Acres, Salisbury Road, Ibsley – *grant temporary permission*

NFNPA 18/00989 Horseshoes, South Gorley – *granted stc*

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

9. Correspondence

19/02/27P

Cllr Burtenshaw advised the Environmental Impact Assessment (EIA) for planning application NFDC 18/11606 Land off Snails Lane, Blashford has still not been submitted to the local planning authority.

It may be on the Parish Council agenda for Tuesday 26th February (if received in sufficient time) or the next planning meeting on Tuesday 12th March.

The meeting closed at 9.25pm.

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

Tuesday 12th March 2019

Tuesday 2nd April 2019

Appendix

Policies

NFNPA Policy CP12: New Residential Development.

An additional 220 dwellings will be required within the New Forest National Park between 2006 and 2026. To meet this requirement, new residential development will be permitted within the National Park to maintain the vitality of local communities and support local services, where the proposal is:

- a) within the defined New Forest villages set out in CP9; or
- b) a replacement of an existing dwelling in accordance with Policy DP10; or
- c) an extension to an existing dwelling in accordance with Policy DP11; or
- d) an agricultural or forestry workers dwelling in accordance with Policy DP13; or
- e) affordable housing for local needs in accordance with CP11.

Permission will not be granted for new residential caravans or mobile homes, except in accordance with Policy DP13.

NFNPA Policy DP13: Agricultural, Forestry and other Occupational Dwellings.

Permission will be granted for an agricultural, forestry and other occupational worker's dwelling provided that the tests of Annex A of PPS7 are met and:

- a) no other dwellings either on or closely connected to the holding/enterprise have been sold separately or in some way alienated from the holding/ enterprise;
- b) the size of the proposed dwelling would not result in a total habitable floorspace exceeding 120 square metres; and
- c) where practicable and appropriate first consideration has been given to the conversion of an existing building under the terms of Policy DP19.

Where evidence of the financial soundness and future sustainability of the holding/enterprise appears inconclusive, consideration may be given to permitting a caravan or other temporary accommodation for a limited period of time in order to provide time for the viability of the holding / enterprise to be proven.