

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 January 2016.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (2)

1. Apologies

16/01P

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

2. Declarations of interest – none

3. Minutes of the last meeting

16/02P

The minutes of the last Planning Committee meeting on 8 December 2015 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Errington. All in favour (5).

4. Matters Arising

16/03P

15/86P – Picket Post; parking on verge and access road. Following the meeting on 18 November, no further action at present – a response is awaited from Highways.

15/158P – Blocked access to FP1 – Ibsley Drove. John Cartwright (HCC Rights of Way office) has confirmed responsibility lies with his department but the Parish Council do have the power and right to contact the landowner directly. He has suggested we organise a meeting which he is happy to attend to talk to the resident regarding the legal position.

15/160P - Car parked on verge outside Forest Corner/Korna; Clerk is awaiting a response from Natural England.

15/175P – Difficulty contacting applicants/agents when assessing planning applications. NFDC have advised they are unable to provide such information due to data protection responsibilities. In the first instance, he suggests contacting the agent (as most applications use an agent). Response is awaited from NPA.

15/179P – Verge reinstatement following building works – Broomy, Rockford. The clerk reported the ditch and verge have been reinstated on the verge immediately outside Broomy. Other drainage issues in the area were briefly discussed.

5. Public Forum

16/04P

A resident from Newtown Lane raised concerns on the state of Newtown Lane, and the issues caused by vehicles driving on the verges when parking at the top of the National Trust owned track. Photos of the road were viewed, showing vehicle tracks on the soft SSSI designated verge where vehicles use the verge to avoid oncoming and ponies. As there are only 5 residences on this no through lane, Newtown Lane and the upper track are surprisingly well used, with locals and professional dog walkers driving up to the common to exercise their dog/s.

Clerk to liaise with Lee Hulin, National Trust. Clerk to feature appeal to locals in the next newsletter.

6. Development control and TPO applications:

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

16/05P

NFDC 15/11004 Spring House, Blind Lane, South Gorley – variation on condition 3 of PP 05/85097 to allow outside storage area for pallets; 2m high fence. Cllr Loader explained the location using aerial maps, showing the plan for the proposed partially open compound and photos of the existing storage of the pallets.

During discussions the following was established and discussed:-

- The compound is proposed on the southern elevation of the existing building.
- The overspill of pallets are currently stacked and stored against the fence on the southern boundary.
- The pallets are moved/reorganised generally 1-2 times a day.
- Of the two neighbouring properties, only one upstairs window overlooks the yard where the compound is proposed.
- Condition 3 of the previous planning permission was to ensure the satisfactory appearance of the site.
- Members agreed the proposed compound would significantly tidy up the site, and are keen to encourage local businesses.

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

- **The Parish Council are happy with the proposed compound and request it is conditioned for storage of empty pallets only, for all pallets to be stored within this new facility and for the rest of the site to remain conditioned to be kept clear.**

Seconded. All in favour (5).

16/06P

NPA 15/00919 Rippleside, Newtown Lane, Mockbeggar – replacement and relocation of front porch; two storey front extension; replacement conservatory; external alterations; 2no roof lights. Cllr Errington explained the location using aerial maps, and showed photos of the existing property.

During discussions the following was established and discussed:-

- The property is large for the site, and it is set hard into the Western Escarpment on the eastern boundary.
- There are certain structural issues and the existence of an asbestos roof, which the proposed application seeks to resolve at the same time as reorganising the internal living space.
- The access is relatively constrained, however the applicant owns the field opposite.

- Of the proposed works, only the introduction of roof lights to a single storey flat roof and one set of patio doors on the northern elevation will be visible to the 2 nearest neighbours.
- The conservatory on the western elevation will be replaced with a timber structure with a solid roof (to minimise light pollution), and increased slightly in size.
- On the southern elevation, an oddly shaped addition will be demolished and one of the gables extended, with the front door being resited.
- On the eastern elevation, the first floor dormer window will be removed and replaced with velux style windows.
- The Planning Officer's briefing note states the increase to the habitable floor space is calculated at 19.5%, well within policy's permitted increase, and pre-application advice sought by the applicant.

The following concerns were raised:-

- Due to the small site, where materials and plant machinery will be stored, as well as where contractors' vehicles will park. The applicant explained they plan to allow parking and storage on their field and within their curtilage, and are well aware of the special designations of adjacent land (SSSI, SPA, SAC and RAMSAR).

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

- **The Parish Council request that clarification is sought with the applicant regarding the mitigation of any environmental impact on the verges and sites with special designations (SSSI, SPA, SAC and RAMSAR) caused by trades and delivery vehicles as well as storage of bulk materials.**

Seconded. All in favour (5).

Cllr Errington acted as chair whilst Cllr Spark presented the next application.

16/07P

NFDC 15/11738 Blashford Manor Farmhouse, Salisbury Road, Blashford – first floor rear extension; single story rear extension; porch; use of garage as ancillary living accommodation; balcony' dormers and roof lights; flue. Cllr Spark explained the location using aerial maps, reminding all members of the previous application assessed on 8 September 2015 (15/11144).

During discussions the following was established and discussed:-

- The previous application was refused due to the increase in habitable floor space being over the permitted 30%. This application is identical, with the exception of a reduction in extension of the first floor at the rear of the property. This reduction brings the increase to 29.3% - within policy.
- The Planning Officer's briefing note states the increase is within the policy's permitted increase, and there is no visual impact of the proposals.

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

- **The Parish Council feel the proposals significantly improve the external appearance of the property, making it more appealing and in keeping with the area.**

Seconded. All in favour (5).

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

16/08P

NFDC 15/11504 Unit 8, Kingfisher Business Park, Headlands Business Centre, Blashford – *refused*
Appeal Ref: APP/B1740/D/15/3131043 (NFDC 15/10391) Quiet Waters, Ivy Lane, Blashford – *refused*
HCC/2015/0289 NF105 & NFDC 15/10979 Blue Haze Landfill, Alderholt Road, Somerley – *granted stc*
HCC/2015/NF091 & NFDC 15/10539 Land at Bleak Hill, Somerley – *granted temporary by County*
NPA 15/00755 Barrow Cottage, Toms Lane, Linwood – *granted stc*
NPA CONS/15/1263 Highwood Copse, Highwood Lane – *raise no objections*

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

9. Consultations

16/09P

Since issuing the agenda, the clerk had received notification of a consultation on Proposed Changes to National Planning Policy. As policy on affordable housing is one of the proposed changes, it was agreed Cllr Lane would be best suited to reviewing this consultation. **Clerk to forward to Cllr Lane.**

10. Suggestions of tasks for the next Parish Lengthsman visit on 25 January

16/10P

Some suggestions for tasks were put forward and discussed, as follows:-

- Clearance of Avon Valley Path (AVP) between Ivy Lane and Snails Lane – FP701.
- Clearance of ditch for 2-3 properties immediately south of the culvert at Ibsley Service Station.
- Litter pick Ivy Lane.

Action points

Clerk to:- find out when scheduled cuts are on AVP; contact Natural England regarding re-profiling of the ditch immediately south of the culvert at Ibsley Service Station.

11. Correspondence: none

12. Other Business - none

The meeting closed at 9.16pm.

**The next Planning Committee meeting will be held on
Tuesday 9th February 2016 at 7.30pm in Ellingham Church Hall**