

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (3)

1. Apologies

16/88P

The clerk had received apologies from Cllrs Lane, Loader, Sampson and Stainton-Burrell.

2. Declarations of interest

16/89P

Cllr Webster declared a non-pecuniary interest in NPA 16/00491 Land at Badger Cottage, and NFDC 16/10786 Nonsuch.

Cllr Errington declared a non-pecuniary interest in NPA 16/00477 Horseshoes.

3. Minutes of the last meeting

16/90P

The minutes of the last Planning Committee meeting on 14 June 2016 were approved and signed as correct. Proposed by Cllr Shand, seconded by Cllr Webster. 5 in favour (1 abstention as not present at that meeting).

4. Matters Arising

16/91P

16/58P

General Footpath matters – FP31 replacement stiles project. Listed Building Consent application pending liaison with new owners. HCC Rights of Way office confirmed the up to 50% of cost of the conversion of stiles to gates can be covered by the Small Grants Scheme. **Cllr Burtenshaw is still progressing this and will revert in due course.**

15/158P – Blocked access to FP1 – Ibsley Drove. Cllr Webster met with the landowner regarding their right of way responsibility for FP1 and provided literature to the owner to advise of landowner responsibilities and the Small Grants Scheme. The owner is keen to divert the path; he was referred to HCC RoW office.

15/95P and 16/37P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case; Clerk has circulated (12Jul) a formal response from NFDC regarding the site of the original airfield perimeter track; in NFDC's opinion, planning permission is not required. It was agreed a detailed report will be put together to send to NFDC.

16/42P - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. Clerk has forwarded an enquiry with photos to NFDC Enforcement Investigation Team, who are investigating. Response awaited.

16/66P - The Clerk has raised a query with NFDC enforcement re: outbuildings/field shelters at Druce Acres, Hucklesbrook. Response awaited.

16/69P - 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. The applicant had been contacted but was uncooperative. Clerk awaiting response from NFDC enforcement team. **Response awaited**

16/71P – A width restriction sign has been reinstated at Ellingham Cross roads.

16/84P - Consultation: Spinnaker Sailing Club – Tree management Plan. Cllr Spark has responded to the Club with the suggestions put forward at the last meeting.

16/87P - Concerns of overhanging hedging on Gorley Road – Cllr Spark has looked at this and reported still passable, in fact it may help encourage drivers to slow down!

5. Public Forum - none

6. Development control and TPO applications:

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

16/92P

NPA 16/00477 Horseshoes, South Gorley – Flue to garage. Cllr Shand explained the location using aerial maps and photos. During discussions the following was discussed and established:-

- During the conversion to a library and office, this building is not being changed at all, therefore only the flue requires planning permission.
- The flue will stand approx. 1.15m high from the roof on the northern elevation.
- The garage doors on the western elevation will be changed to solid garage doors.
- The Planning Officers Briefing note raises no concerns.

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

- **The site is well screened and there are no objections from neighbours.**
- **This building should continue to be conditioned for incidental use only.**

Seconded, all in favour (6).

16/93P

NFDC 16/10791 Avon Vale, Salisbury Road, Blashford – Two-storey side & rear extensions; dormer & roof lights in assoc. with new second floor. Cllr Spark explained Cllr Loader had visited the site and prepared the presentation, but was unable to attend this meeting.

Cllr Spark requested Cllr Errington chair this application.

Cllr Spark explained the location, using aerial maps and showed extensive photos of the site.

During discussions the following was discussed and established:-

- The existing property was constructed in the 1950s and is in need of renovation. This application includes new windows, a slate roof, and white render as seen on the neighbouring property to the north.
- The two storey additions are to both the northern and southern elevations, with the southern extension being set back and subservient to the main dwelling. It was regrettably noted that there are no dimensions within the drawings.
- The property to the north has had substantial extensions, both to the ground and first floor, close to the boundary with Avon Vale.
- The neighbour to the north has objected regarding the ground floor window on the northern elevation; however the window is currently in existence and therefore cannot be deemed an issue. The applicant has deliberately not featured first floor windows on the northern elevation to allow the neighbouring property privacy.
- The Planning Officer is on leave, so a colleague produced a briefing note in haste for this meeting. Therefore, no floor space calculations are included at all, therefore it is impossible to establish whether this proposed application is within the 30% permitted habitable floor space policy.
- Should this application be successful, the resulting property would be 5 bed, 4 bathroom over three floors, with 6 roof lights (4 to the western elevation, 2 to the eastern elevation).
- The applicant was asked if they had considered building only on the southern elevation; it had been considered but the plumbing hub is all sited on the north eastern corner of the house.

Option 5 to hand it back to NFDC was proposed and seconded. 2 in favour, 4 against. **Motion not carried.**

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

- **The Parish Council requests the increase of habitable floor space is carefully considered to keep any development within the permitted 30% increase currently allowed under policy.**
- **The Parish Council request the applicant take steps to mitigate any light pollution by the use of Passive Infrared Sensors on any external lighting and the use of blinds for roof lights.**

Seconded, all in favour (6). **Motion carried.**

Cllr Spark resumed as Chair.

16/94P

NPA 16/00434 Forest Edge Filling Station, Picket Post - Above ground storage tank; 2no fuel dispensers; underground pipework. Cllr Errington explained the location, showed aerial maps and photos of the existing site, and of the proposed Adblue storage container. During discussions the following was established:-

- Adblue fluid is injected into the exhaust of diesel engines to reduce the nitrogen oxide emissions.
- The container will be sited on hardstanding in the south eastern corner of the existing shop, with bollards to protect it and no lighting.
- The root protection area of the nearby horse chestnut tree will be taken into consideration during the hardstanding and pipe work to the pumps.
- The NPA tree officer has no objections.

It was proposed to recommend permission under option 1 to NPA with delegated powers.

Seconded, all in favour (6).

16/95P

HCC/2016/0331 NF091 & NFDC 16/10796 Hamer Warren – erection of processing plant to facilitate improved mineral recovery within the existing processing plant arrangement. Cllr Burtenshaw

explained the location using aerial maps and photos. During discussions the following was discussed and established:-

- The site is operated by CEMEX for sand and gravel processing and grading.
- The existing processing plant requires updating, and it is hoped the new plant will assist in reducing the dust and noise generated from the operation.
- It was noted that there is a lack of detail within the application with regard the lighting proposals, the acoustic information and noise mitigation, dust pollution mitigation, hours of operation. It is not clear if the conditions on the existing processing plant will be transferred across to the new plant.
- Disappointment was expressed at the lack of liaison meetings and interaction with the Parish Council, as these questions could have been raised and answered prior to the application being submitted.

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

- **No details are included within the application in respect of the lighting proposals, the acoustic information and noise mitigation, dust pollution mitigation and hours of operation. Therefore the Parish Council request that all conditions on the existing processing plant planning permission, and any conditions subsequently amended, are all transferred to the new processing plant.**
- **No acoustic information is included, however it is requested the new processing plant be conditioned to being preferably less, or at least equal to, the noise pollution generated from the existing plant.**
- **Disappointment was expressed at the lack of liaison meetings and interaction with the Parish Council, as these questions could have been raised and answered prior to the application being submitted.**
- **Finally, the Parish Council request confirmation that the old processing plant will be removed from site and disposed of by prescription of the Mineral Authority.**

Seconded, all in favour (6).

16/96P

NPA 16/00303 McDonalds Restaurants, Picket Post – proposed reconfiguration of car park to provide 6 no. additional car parking spaces. Cllr Errington explained the location and showed the site using aerial maps and photos. During discussions the following was discussed and established:-

- This application seeks to reconfigure the parking to create 6 additional spaces in the eastern corner of the car park, as the site is often full to capacity.
- The septic tank is located in this location, which will need to be adequately protected.
- Some trees and shrubs will need to be taken out, and a replanting scheme is proposed.
- Grave concerns were raised by the members regarding the site continuing to be open as usual whilst these proposed works would be taking place, as it will render a large proportion of the car park out of action. Additionally the storage of any materials, the parking of plant machinery and contractor parking are all concerns, as the site is extremely restricted. In addition, customers to the restaurant and takeaway will still need to park within the site. It is felt a robust traffic management plan needs to be put in place to prevent this spilling out onto the Highways Agency service roads.

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

- **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. 5 in favour, 1 abstention.

16/97P

NPA 16/00519 Whitefield, Toms Lane, Linwood – Replacement Dwelling; garage/log store. Cllr Spark explained the location using aerial photos and maps, detailing the previously approved planning application. During discussions the following was discussed and established:-

- The application for the house is identical, however the size of the garage height and width has been increased slightly and moved from the south-western corner to the south-eastern corner.
- It was suggested that all previous conditions on planning permission 15-00481 should apply to this application, and the garage should be conditioned as incidental use for the main dwelling only, and shall not be used for any habitable accommodation such as kitchens, living rooms, bathrooms or bedrooms.

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

- **All previous conditions on planning permission 15/00481 should be applied to this application, with the garage being conditioned as for incidental use to the main dwelling only, and shall not be used for any habitable accommodation such as kitchens, living rooms, bathrooms or bedrooms.**

Seconded, all in favour (6).

16/98P

NFDC 16/10786 Nonsuch, Mockbeggar Lane – roof alterations to extend first floor; Juliet balcony; roof lights; side porch; fenestration alterations. Cllr Shand explained the location using aerial photos and maps, detailing the previously discussed planning applications.

During discussions the following was discussed and established:-

- The applicant had taken board the Parish Council's previous comments regarding reduction of the 4 paned Juliet balcony windows to 3 panes, removal of the scalloped fascias, cropped hip to the first floor roof, implementing the changes within this new application.
- The Planning Officer's briefing note was not available, however previously there have been concerns on how the increase of habitable floor space is measured to ensure it is within the 30% permitted.

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

- **The Parish Council is grateful the applicant has taken on board the Parish Council's previous comments, and is happy to support this application pending successful resolution of previous floor space calculation issues to ensure the habitable floor space increase remains within the 30% permitted within policy.**

Seconded, all in favour (6).

16/99P

NFDC 16/10862 Goblins Green, Salisbury Road, Blashford – Two-storey side extension. Cllr Burtenshaw advised the planning officer's briefing note was not available, and an extension until 17 August had been secured. **Clerk to add to the agenda for 17 August 2016.**

7. Application for a Certificate of Lawful Development for Existing Use:

16/100P

NPA 16/00491 Land at Badger Cottage, Linwood – Existing Use of building as a dwelling house (LDCE). This application was briefly discussed and agreed that incidental use conditions imposed on the planning permission granted in 2006 (06/90915) should mean the applicant should abide by the condition.

It was agreed to respond as follows:-

The Parish Council are extremely disappointed that, despite the outbuilding being conditioned for incidental use only, that NPA Building Control department do not use the councils own database to cross reference with the planning permissions granted, and take note of the associated conditions. This process would take less than a minute and would have saved the planning authority the embarrassment of having to do a 'u' turn on a condition. The Parish Council, and the case officers, spend considerable time endeavouring to ensure that appropriate conditions are applied only to find that the simplest of checks by the Development control department is not a council policy. We would urge the planning authority to rectify this otherwise the Parish Council feel that it is suddenly an implied role for us to police every application to cover for such an eventuality. Seconded, all in favour (6).

At 9.29pm Cllr Spark proposed to suspend Standing Orders. Seconded, all in favour (6).

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

16/101P

NPA CONS/16/0498 Rockford Green Cottage, Rockford – *raise no objections*

NPA 16/00304 Forest Borders, Gorley Road, Mockbeggar – *Granted stc*

NFDC 16/10539 Newlyn, Salisbury Road, Blashford – *granted stc*

NFDC 16/10540 8 Harbridge Court, Somerley – *granted stc*

9. Planning Authority Committee meetings, Appeals and Enforcements

16/102P

- i. Public Inquiry re: Appeal NPA 15/00397 Avonvale Sun Club, Highwood; Application for Certificate of Lawful Development for Existing Use of land for camping and caravanning on 19 July.

It was agreed the Parish Council have no evidence to submit so will not attend the public inquiry.

16/103P

- ii. Development Control Committee Meeting NFDC 16/10688 Bleak Hill Farm on 13 July. As no one was available to attend this meeting, the clerk had prepared and emailed a response to the members of this committee supporting the conversion of this derelict barn to a dwelling.

10. Consultations:

16/104P

NFDC Local Plan Review – opportunity to comment on proposals (15 July to 16 September) (circ.29Jun). This involves a proposed change of agricultural land to resident use, and it will be discussed at the Parish Council meeting on 26 July 2016. **Clerk to ad to the agenda 26 July.**

16/105P

NFDC (Headlands Business Park, Blashford) (Restriction of Waiting) Order 2016 (circ.2Jul)-response by 29 July. This was discussed and agreed there will be no comments submitted from the Parish Council. Proposed, seconded. All in favour (6).

11. Correspondence

16/106P

New Forest National Park Building Design Awards 2016 – deadline for submissions 7th October 2016 (circ.6Jun).

All were encouraged to consider any properties within the National Park for these awards.

12. Other Business

16/107P

The clerk requested urgent content submissions for the imminent EHI Newsletter Summer '16.

16/108P

The clerk was asked to look into Edgemoor Farm to see if the permission had expired for the mobile home.

16/109P

The clerk had circulated an email from Fordingbridge Town Clerk regarding agenda items for the Parish Liaison meeting on 14 July; no agenda items were put forward.

16/110P

Concerns were raised on the development of outbuilding and a manege at Quiet Waters, Ivy Lane. Clerk to raise with NFDC enforcement team.

The meeting closed at 9.50pm.

**The next Planning Committee meeting will be held on
Tuesday 16th August 2016 at 7.30pm in Ellingham Church Hall**