

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 June 2018.

### Members:

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

*(P) denotes present*

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (3)

#### **1. Apologies**

18/06/58P

The clerk had received apologies from Cllrs Burtenshaw, Lane and Trebilco. Apologies assumed from Cllr Sampson.

#### **2. Declarations of interest - none**

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

18/06/59P

The minutes of the last Planning Committee meeting on 8 May 2018 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Loader. 4 in favour (2 abstentions as not present at that meeting).

#### **4. Chairman's Report of Matters Arising**

18/06/60P

18/05/55P – the clerk will chase NFDC regarding the advertised camping at Druce Acres.

#### **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.*

18/06/61P

NFNPA 18/00385 Hill View, Mockbeggar – retention of attached garage. Cllr Loader explained the location, showing aerial photos, existing and proposed elevations, advising all the garage is partially built on the site of the existing garage. The following was discussed and established:-

- This is a retrospective application, replacing two structures with a garage which appears to adjoin the dwelling, however the proposals include an open corridor to access the rear garden to separate the garage and dwelling.
- The proposed materials are slate roof to match the house and timber clad, likely with an up-and-over garage door.
- There are no overlooking neighbours at the rear, and no submitted comments online.
- It was agreed that careful conditioning will be needed to ensure the garage remains for incidental use only.

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

- **Provided the planning authority is satisfied the open corridor between the house and garage defines the garage as separate from the main dwelling, the Parish Council is happy with the proposal.**

- **We request the garage is conditioned for incidental use only, to prevent any future use as habitable accommodation.**
- **The applicant has agreed to the Parish Council's request of an 'up and over' style garage door as a material condition.**
- **The preference is for cedar cladding, as discussed with the applicant, again as a material condition.**

Seconded, all in favour (5).

18/06/62P

NFNPA 18/00379 Redwings, South Gorley – Replacement roof to extension. Cllr Spark handed the chair to Cllr Loader. Cllr Spark explained the location, advising this application is to change the glass roof to slate. The following was discussed and established:-

- The glass roof runs along the rear of the building and over the utility room, where this application seeks to remove 5 glass panels and replace with a self-supporting slate roof.
- The current glass roof has slipped in its support and is open to the elements. The ridge height will increase slightly by 10cm in order to support the slate roof.
- Two roof lights are proposed on each side of the roof (east & west elevations).

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

- **The replacement of the glass roof with slate will enhance the street view.**

Seconded, all in favour (5). Cllr Spark resumed as chair.

18/06/63P

NFNPA 17/00692 Forest Corner – Replacement septic tank; installation of soakaway drainage: revised comments from Natural England. Cllr Burtenshaw had tendered her apologies, but circulated an email to all members with her thoughts on this application, summarised as follows:-

- The application is for a replacement septic tank which was subsequently installed prior to planning approval. On the previous occasion, refusal was recommended as the Parish Council wanted to ensure Natural England were in agreement to the discharge within close proximity to the SSSI. Currently, the application would have to go to Committee following our existing recommendation.
- The Planning Officer's Briefing Note which seems to say that the actual site is not on the SSSI, so NE raised no objection. Although mitigation measures were recommended, it is not appropriate to condition as the work has been completed. My recommendation to committee would be to option 5 - happy to accept decision of planning officers.

**It was proposed to hand it back to the NFNPA under option 5.** Seconded, 4 in favour, 1 abstention.

18/06/64P

NFNPA CONS18/0448 Merrihill, Highwood Lane, Highwood – Fell 1x Common Beech tree. Cllr Spark explained the location, and showed photos of the tree which has a split on the trunk and there are concerns it could separate. **It was proposed to raise no objections to the NPA Tree Team.**

Seconded, all in favour (5).

18/06/65P

NFNPA TPO/18/0432 McDonalds, Picket Post – various tree works. Cllr Errington summarised the planning history, advising the root protection areas of some trees has been compromised with the unapproved car park landscaping. He advised there are no specimen trees, so the proposals are perfectly reasonable.

**It was proposed to raise no objections to the NFNPA Tree Team with the following comment:-**

- **Once the car park is instated as permitted, the Parish Council expect at the very least a comprehensive landscaping scheme of appropriate new planting / screening from McDonalds to make amends for their misdeeds. This should be agreed with NPA trees / ecology / landscaping.**

Seconded, all in favour (5).

18/06/66P

NFNPA CONS/18/0455 Lowlands, Mockbeggar Lane, Ibsley - Prune 1 x Ash tree. Cllr Stainton-Burrell showed photos of the tree, advising it is large tree sited at the end of the garden and has thrown out a lot of saplings.

**It was proposed to raise no objections to the NFNPA Tree Team.** Seconded, all in favour (5).

18/06/67P

NFNPA CONS/18/0469 Hillydown Farm, Newtown Lane, Mockbeggar - Fell 1 x Oak tree. Cllr Sampson was absent but had circulated her thoughts prior to the meeting. The tree lies outside the boundary of Hillydown Farm, however the applicant advised they have discussed with the landowner (National Trust) and have their permission to fell this potentially dangerous tree which has split into two with one half dead.

**It was proposed to raise no objections to the NFNPA Tree Team.** Seconded, all in favour (5).

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

18/06/68P

NFDC 18/10559 The Stags, South Gorley – GPD approved

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

**9. Correspondence**

18/06/69P - the clerk had received confirmation of the two recent Tree Preservation Orders:-

TPO/0018/18 Land off Salisbury Road

TPO/0019/18 Woodland at Woolmer Lane

18/06/70P - NFNPA 18/00307/VAR Land Rear of Primrose Cottage, South Gorley will be heard at the NFNPA Development Control Committee meeting on 19 June. No-one is available to attend, so the clerk will forward the previous comments with apologies for non-attendance to the committee members.

18/06/71P – the clerk advised NFNPA 17/01077 Rockford Farm Barns, Rockford – 2 No. new Commoners Dwellings; 2 No. new stables; 2 No. new barns; associated access; fencing & hard-standing; demolition of existing barns (AMENDED PLANS & ADDITIONAL INFORMATION) will be reviewed at the next Parish Council meeting on Tuesday 26<sup>th</sup> June, due to the consultation deadlines. It was discussed and suggested any response should include the regularisation of access to the commons (gates, etc).

18/06/72P – the new barn being erected at Broom Hill Copse was noted.

The meeting closed at 8.34pm.

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

**Tuesday 10<sup>th</sup> July 2018**

**Tuesday 14<sup>th</sup> August 2018**