

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

### Members:

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

*(P) denotes present*

### In attendance:

Melissa Edmunds – new Clerk  
Natasha Mackenzie – Clerk

### Members of the public (6)

Cllr Burtenshaw welcomed the new clerk Melissa Edmunds, who is starting her training with the current clerk, and also the members of the public who were in attendance.

#### **1. Apologies**

19/03/28P

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

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

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

19/03/29P

The minutes of the last Planning Committee meeting on 12 February 2019 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Webster. 5 in favour (1 abstention as not present at that meeting).

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

19/03/30P

19/01/180P – £10,000 for projects in the Hanson Concrete Charitable Trust area has been received and transferred to the Business Reserve 1 account.

#### **5. Public Forum - none**

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

19/03/31P

NFNPA 19/00066 Wingate, New Road, Mockbeggar – Single storey rear extension; first floor extension; 2 no. front dormers; chimney; alterations to fenestration (demolition of existing single storey extensions). Cllr Errington explained the location, showed aerial photos and the streetview. The following was discussed and noted:-

- The application involves removing part of the existing single storey conservatory, extending out to the side and the rear to 'square off' the building, creating a new first floor with a bedroom and bathroom.
- Planning officer's briefing note states it is within the 30% floorspace increase permitted by NFNFA, however they do not have evidence of when the extensions were added. The applicant confirmed they have evidence (1970s).
- No letters of support or objection have been submitted.
- Councillors were in favour of the application, as it rationalises the flat roofs and is in keeping with how the immediate properties have been developed.

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

- **The proposals comply with policy DP11 and is in keeping with how the immediate properties have been developed.**
- **We recommend the materials should match the existing, and the roof pitch to remain at the same level.**

- **Being mindful of the rural location, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all roof lights to have integrated blinds fitted.**

Seconded, all in favour (6).

19/03/32P

NFNPA 19/00095 The Oaks, Rockford Road, Rockford – First floor extension; single storey extension; demolition of conservatory. Cllr Sampson explained the location, showed photos of the two existing porches, and the existing flat roof on the front elevation. The following was discussed and noted:-

- The proposal will remove the porches on the front and rear elevations, and use this floorspace to extend and 'square off' the ground floor.
- The previous extensions were pre-1982, so the proposals remain within the allowed 30% floorspace increase.
- The impact on the conservation and neighbouring properties was considered, as well as the potential light pollution from the proposed 10 roof lights and one dormer window.
- The approx. 1m increase in ridge height was thought could contribute to the increased size and massing of the development, as the property sits on heightened ground (approx. 5ft) above the lane.
- It was thought there is merit in the proposals, however it was felt there could be a better solution.

**It was proposed to recommend to refusal under option 2 with delegated powers to NFNPA with the following comments:-**

- **The Parish Council are concerned the increase in ridge height will contribute to the increased size and massing of the development, as the property sits on heightened ground (approx. 5ft) above the lane.**
- **Being mindful of the rural location and the considerable number of roof lights (x10) and dormer window proposed, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all roof lights to have integrated blinds fitted.**
- **It was thought there is merit in the proposals, however it was felt there could be a better solution.**

Seconded, 5 in favour, 1 abstention.

19/03/33P

NFNPA 19/00104 Junction Cottage, South Gorley – demolish and replace the existing conservatory. Cllr Loader reminded all of the previous application, advising this proposal seeks to replace the existing conservatory which wraps around the rear and side of the building. Aerial photos and proposed plans were viewed.

The following was discussed and noted:-

- This property is classed as a small dwelling under DP11, and the current conservatory was granted as an exception by NFDC in 2009. Therefore further extensions will be contrary to policy.
- The existing conservatory will be demolished, and the new one built on the same footprint. The materials are not included within the application, however the applicant states it is intended to be oak-framed (to complement the existing porch).
- The definition of a conservatory was debated with no conclusive definition confirmed, and the intended use of the conservatory was also discussed.

**It was proposed to recommend option 5 to hand the decision back to the NFNPA with the following comments:-**

- **The Parish Council has concerns about the use of this habitable space within the definition of it being a conservatory.**
- **There is no information within the application regarding the proposed materials to be used.**
- **Being mindful of the rural location and the considerable number of roof lights (10) proposed, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all roof lights to have integrated blinds fitted.**

Seconded, all in favour.

19/03/34P

NFNPA 18/00058 Linford Park Nursing Home, Linford – Retention and completion of access track. Cllr Errington explained the location using aerial maps.

The following was discussed and noted:-

- This proposal is a retrospective planning application for the access track to a klargester biodigester. The track is to be used approx. once every 6-8 weeks by lorries to maintain the biodigester.
- The track is within the curtilage of existing nursing home grounds, and the applicant has offered tree planting and landscaping.
- Photos show the area has been cleared and the biodigester sunk into the ground. A large bladder for temporary storage until the biodigester is ready to be used has been installed. The area has been extensively graded and flattened to locate the bladder. This has not formed part of the retrospective application and was suggested that it should be included.
- The agent stated the biodigester and temporary bladder do not require planning permission, however it is thought it may require consent from the Environment Agency (EA). Any consent should be conditional on relevant EA consents.
- The track goes across the fence between two Oak trees, with the pipe taking surface water down the hill. A photograph identified that there is already issues with other water coming down the hill washing surface material away. The edges of the bank are not neat and could have been re-turfed with soil, hoggin and seed bed.
- Tree report that there will not be a great impact, but that the trees are in poor condition.
- It was understood that klargester units do not require emptying regularly and it was felt a much better location could have been found minimising disturbance.

**It was proposed to recommend refuse under option 2 with delegated powers to NFNPA with the following comments:**

- **The Parish Council are concerned that no consent has been sought from the Environment Agency for the klargester and temporary bladder, and this should be condition of any approval.**
- **The temporary bladder has not been included within this application, and this needs to be investigated. Additionally given the extent of the grading works taken place, a restoration plan would be needed to return it to agricultural land.**
- **The surface material of limestone proposed for the track is not in keeping of the area: locally sourced hoggin is ideal.**
- **There are no re-landscaping proposals, which should be included.**
- **The edges of the bank should be re-turfed.**

**Seconded, all in favour (6)**

19/03/35P

NFNPA CONS/19/0138 Linden Cottage, South Gorley – Prune 1x Oak tree. Cllr Stainton-Burrell 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 (6).

19/03/36P

NFNPA 19/00054 Newtown Farm, South Gorley – Agricultural Barn. Cllr Burtenshaw explained the location, showing aerial maps and photos of the current barns/ outbuildings. The following was discussed and noted:-

- The site has many structures and would benefit from some updating. This proposal would 'fill in' in between two existing barns with a steel-framed barn with Yorkshire boarding and a ridge height of approx. 6m.
- The intended use is for livestock accommodation (pigs and cattle) and feed storage.
- Concerns were raised on the ridge height, however it was thought the type and size of machinery required often dictates the height of such structures.
- The current hedge line to Newtown Lane was considered poor, and suggested this would need to be improved to provide substantial screening of the proposed structure.
- The verge opposite is being over-run by vehicles turning into the farm, and this should be addressed.

**It was proposed to recommend option 5 to hand the decision back to the NFNPA with the following comments:-**

- **The Parish Council have concerns on the increased ridge height (approx. 6m) in context with adjacent barns/outbuildings sited immediately next to the boundary of Newtown Lane within the conservation area, and whether there might be an adverse impact on the character and appearance of that conservation area.**
- **Improvements to the current poor hedge line would be required in order to provide substantial screening to the southern boundary.**

- **The verge opposite the entrance on Newtown Lane requires protection as vehicles are using it to turn into the site on this narrow lane.**

Seconded, 5 in favour, 1 abstention.

19/03/37P

NFNPA 19/00062 Newtown Farm, South Gorley – New agricultural workers dwelling. This application has been withdrawn by the applicant, and therefore not discussed.

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

19/03/38P

NFNPA 18/00901 Hockeys Farm Shop, South Gorley – *granted stc*

NFDC 19/10073 Sunset, Ivy Lane – *General Permitted Development approved*

NFDC 18/11340 Thatched Eaves, Salisbury Road, Ibsley – *granted stc*

NFNPA CONS/19/0039 Moyles Court School, Rockford – *raise no objections*

NFNPA CONS/19/0050 Chatley Wood House, Highwood – *raise no objections*

The clerk was asked to contact NFDC Enforcement Investigations team and NFNPA Tree Team for updates on Sunset, Ivy Lane. **Clerk to action.**

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

19/03/39P

To be heard at NFDC Planning Committee on 13 March at 9am: HCC PLAN/PM/NF105 Blue Haze Landfill Site, Verwood Road, Somerley; 4x applications NFDC references 19/10063, 10064 and 10066.

19/10065 - application withdrawn by the applicant on 12/03/19.

#### **9. Tree Works applications at NFDC**

19/03/40P

The clerk advised from 1 April 2019, all tree applications within the NFDC area will be handled by NFDC, not the NFNPA Tree Team.

#### **10. Correspondence**

19/03/41P – the clerk requested suggested content and articles for the EH&I newsletter to be submitted to Cllr Loader and the clerk by Tuesday 26 March.

19/03/42P - Cllr Burtenshaw advised she had attended Ringwood Town Council's (RTC) meeting on 1 March to hear their debate on NFDC 18/11606 Land off Snails Lane development. As it is not in their parish, they are going to respond with representations against the development. The submission of the Environmental Impact Assessment (EIA) is still awaited.

*Cllr Burtenshaw proposed to suspend Standing Orders at 9.30pm. Seconded, all in favour (6).*

19/03/43P - Cllr Burtenshaw showed photos of the works taken place to date under Operation Resilience between east of Linwood and Amies Corner. Residents have contacted the Parish Council and have made representations to HCC Highways and the Forestry Commission (who are responsible for these works).

It was noted from the photos, where the 'rumble strips' are wider, there is considerably less damage to the verge via erosion.

The members voiced serious concerns on the safety of such engineering operations, and, whilst supportive of verge protection and the need to reduce this rural forest route being used as a rat-run, feel this is not an appropriately safe option for this road. Cllr Burtenshaw will keep the members updated with any future correspondence.

19/06/44P – the clerk reminded all members to complete their nomination forms if they wish to stand as a parish councillor in the 2 May elections. Please contact her if you require guidance.

The meeting closed at 9.40pm.

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

**Tuesday 9<sup>th</sup> April 2019**

**Tuesday 14<sup>th</sup> May 2019**

## **Appendix**

### **Policies**

#### **NFNPA Policy DP11: Extensions to Dwellings**

Extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage.

In the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq. metres, and in the case of other dwellings (not small dwellings) outside the defined villages the extension must not increase the floorspace of the existing dwelling by more than 30%. In exceptional circumstances a larger extension may be permitted:

- a) to meet the genuine family needs of an occupier who works in the immediate locality; or
- b) to meet design considerations relating to the special character of the dwelling (e.g. listed buildings).

In respect of these exceptional circumstances, the maximum habitable floorspace of an extended small dwelling must not exceed 120 sq.metres. In the case of agricultural or forestry workers' dwellings, the extension must not result in a total habitable floorspace exceeding 120 sq. metres.

Extensions will not be permitted where the existing dwelling is the result of a temporary or series of temporary permissions or the result of an unauthorised use.