

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 13 December 2016.

### Members:

Cllr Spark – Chairman (P)

Cllr Loader – Vice Chairman (P)

Cllr Burtenshaw

Cllr Errington (P)

Cllr Lane

Cllr Webster (P)

Cllr Shand (P)

Cllr Sampson

Cllr Stainton-Burrell

Cllr Trebilco

*(P) denotes present*

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (2)

#### **1. Apologies**

16/188P

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

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

#### **3. Minutes of the last meeting**

16/189P

The minutes of the last Planning Committee meeting on 8 November 2016 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Loader. 5 in favour.

#### **4. Matters Arising**

16/190P

16/58P - General Footpath matters – FP31 replacement stiles project. Cllr Burtenshaw has received a detailed report from Kelvin Winch of FP1 and 31 and is continuing to progress improvements to the access to FP31 by replacing the wall with a kissing gate/self-closing gate and replacing stiles with gates.

15/95P & 16/37P & 16/180P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case re: gravel track infrastructure. Summary of discussions:

- NFDC have seen the aerial maps of the overlay of the airfield track with the existing track from the Parish Council, and are currently satisfied the gravel track does not require planning permission.
- The production of a more report to NFDC with photographic evidence of the engineering of the track is ongoing.
- It was considered likely that such a track/service road for land management would be deemed reasonable by NFDC, however as no formal planning application has been submitted, there has been no opportunity to mitigate any potential issues through conditioning, eg hours of use of the track, control of any noise and/or light pollution. Also, no habitat regulation assessment has been carried out, due to its immediate locality to special designations such as SSSI, SPA RAMSAR and SAC.
- The seasonal path to the west of the lake was noted as originally only being a permissive path, now it is a gravel road.

- Regarding the submission to the Parish Council by an attending resident of a report refuting fishing on the lake over the last ten or so years, the resident clarified he is asking for the Parish Council's support to pursue this with NFDC and has not submitted his report independently. He is happy to be contacted by the members if any clarification on the content is needed.

**Action: report regarding the gravel tracks will be produced by the end of the year.** No action will be taken at this time regarding the fishing.

16/42P – EN/16/0168 - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. The NFDC investigation is still ongoing.

16/66P – Druce Acres, Hucklesbrook. EN/16/0336 - Outbuildings/field shelters; NFDC enforcement have responded, advising applicant is considering submission of a planning application. EN/16/0560 – Alpaca business; NFDC Enforcement advise the owner has referred to their planning agent. The NFDC investigations are still ongoing.

16/69P – EN/16/0335 - Sunset, Ivy Lane re: fence. NFDC enforcement team have advised HCC Highways have no safety concerns, it is likely to be non-expedient to pursue. NFDC response is awaited.

16/110P – EN/16/0404 Quiet Waters, Ivy Lane re: development of outbuildings and a manege. NFDC enforcement team have advised the owner will be submitting multiple retrospective planning applications.

16/135P – Clerk has asked Bob Brown HCC to investigate whose responsibility it is to cut back the vegetation overhanging the verge (4Oct). Response awaited.

16/160P – Ongoing use of outbuildings/garages for incidental use; Cllr Shand is still in progress of splitting list for members to check whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling.

## 5. Public Forum - none

## 6. Development control and TPO applications:

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

16/191P

NFDC 16/11476 Cogley Cottage, Harbridge Green, Harbridge – Conservatory. Cllr Spark requested Cllr Loader chair this application. Cllr Spark explained the location, advising members this application is for a glass conservatory with a lower brick base. The elevations were viewed, and the following was established and discussed:-

- The Planning Officer's briefing note advised the previous two storey addition utilised the majority of the allowable floor space under policy DM20, but as the proposed extension would be a conservatory the policy does make exception with regard to this form of development. However the policy also requires that development is of an appropriate design, scale and appearance in keeping with the rural character of the area.
- The Planning Officer also stated their concerns on the impression of the visual link between the house and the garage/store building by the proposed siting of the conservatory, which would lose the separation between the buildings.
- There was discussion regarding which was the front of the property, as it is difficult to determine this as it is a lone dwelling. The applicant confirmed the proposed conservatory would be accessible from the kitchen and lead onto the garden, which the applicant feels is the natural position.
- Concerns were raised of the potential for the conservatory to be linked to the garage/store.

**It was proposed to recommend refusal under option 2 to NFDC, with the following comments:-**

- **The Parish Council are satisfied that the principal elevation is now facing the drive and that the proposed location for the conservatory is at the rear of the dwelling.**

- **Although this application does not propose to allow direct access from the conservatory into the garage/store, with the conservatory in its proposed site there is the potential for it to be connected in the future and increase the habitable floor space considerably..**
- **The Parish Council is happy with the addition of a conservatory in principle, and for the planning officer and applicant to negotiate regarding its location.**
- **The applicant is requested to take measures to minimise the light pollution from the conservatory by the installation and use of blinds.**

Seconded, all in favour (5).

16/192P

NPA 16/00714 The Bungalow, Mockbeggar Lane, Ibsley – Septic tank. Cllr Burtenshaw had asked Cllr Spark to present this application in her absence. Cllr Spark explained the location of the property and used aerial photos to show where the existing shared septic tank is (which has been covered by a mobile home) and the site of the proposed septic tank.

During discussions the following was established and discussed:-

- The proposed tank is within the National Park, and the overflow sited within the NFDC; however only one application is being submitted.
- Given the close proximity to the SSSI lakes and verges, it was suggested to rotate the overflow pipes by 10% to the north to minimise any potential impact on the groundwater system.

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

- **The Parish Council suggest given the close proximity to the SSSI lakes and verges, for the overflow pipes to be rotated by 10% to the north to minimise any potential impact on the groundwater system the applicant has already agreed this is possible.**
- **There will be no visual amenity impact on the area.**

Seconded, all in favour (5).

16/193P

NFDC 16/11593 Field end of New Road, Mockbeggar – three loose boxes; hardstanding. Cllr Shand explained the location, showing aerial maps and photos of the field in its current status.

During discussions the following was established and discussed:-

- The application is for three loose boxes and hardstanding on the western boundary of the field, with hardstanding of a max of 3m in front of the boxes.
- The existing gate accesses the field from the southern tip of New Road.
- The ridge height would be 3m to allow safe stabling of the commoner's livestock, when they are required to be brought in off the forest.
- The surface water will be drained to a soakaway sited 5m west of the proposed structure.
- Concerns were raised of this potentially tuning in to a livery business, and it was agreed it should be conditioned for personal use for the commoner and landowner, and not for third party use.

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

- **The use of the loose boxes should be conditioned for strictly personal use of the landowner only, and not for third party use at any time to prevent this operating as a business.**
- **Any external lighting should be conditioned to operate with Passive Infrared Sensors (PIRs), to minimise light pollution.**

Seconded, 4 in favour, 1 abstention.

16/194P

NPA CONS/16/1220 Sunnyside, Mockbeggar – Fell 1x Sycamore. Cllr Shand explained the location of the property advising the tree is in the rear garden and not obviously visible from the Gorley Road.

**It was proposed to raise no objections to the NPA Tree Team.**

Seconded, all in favour (5).

16/195P

NPA 16/00988 Blackheath Farm, Toms Lane, Linwood – Replacement dwelling and garage. Cllr Loader reminded all members an application for this property was considered earlier this year (16/00624) for which the members recommended refusal; NPA have not yet made their determination on this application. Cllr Loader explained the location and summarised the previous application (16/00624), viewed the committee's previous comments in the recommendation and the various permissions accrued over the years.

During discussions the following was established and discussed:-

- The amendments for this application were summarised as:- the first floor floor space has been reduced; ridge height has been lowered slightly; ground floor glazing reduced.
- The Planning Officer's briefing note states concerns on the height of the roofline.
- Regarding previous concerns of how the two oak trees at the entrance to the driveway are going to be affected by these works, further serious concerns were raised on the proposed high pressure wash-down area directly sited under these trees. No details of how the trees are going to be protected is included in the application (although it states their state will not be affected) and potential for contamination was discussed.
- This property is highly visible from the common, and consideration to how the proposed building would fit into the rural landscape should be given.
- Issues with the design of the building, the introduction of colonnades and the potential for enclosure of them was raised.
- The protection of the surrounding SSSI verges was mentioned, with conditioning to ensure they are not used for parked or turning, or used for storage of building materials.
- The rural Forestry Commission track should be fully assessed before and after any works to monitor any wear and tear.
- Concerns regarding no information on any exterior lighting were discussed, and the request for Passive infrared Sensors was stated.

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

- **The proposed building will still result in excessive size and massing, being 127% of the original floor space, and will be completely out of character in this rural forest landscape.**
- **The siting of the annexe has the potential for it to be used as a separate dwelling, which is unacceptable.**
- **There is inadequate detail of how the two oak trees in the main driveway are to be protected and concerns on the siting, and even need for a high pressure wash-down directly beneath them.**
- **There is no information included on any external lighting, should lighting be installed it must be installed with Passive Infrared Sensors to minimise any light pollution as the New Forest is categorised as E1 Intrinsically Dark Skies.**
- **Concerns that the proposed two berth garage will be sufficient for such a proposed large residence was raised, and the garage should be conditioned for incidental use only.**

Seconded, all in favour (5).

*Cllr Spark proposed to suspend Standing Orders at 9.29pm. Seconded, all in favour (5).*

16/196P

NFDC 16/11606 Ellingham Lodge, Ellingham Village – Repair & repaint dormers; repaint south elevation; strip, retile & felt main roof (Application for Listed Building Consent). Cllr Errington explained the location of the Grade II Listed Building, advising the conservation officer's comments are still awaited. It was noted for a request for the constricted traffic to park within the site of the property, and not on the nearby verges.

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

- **The Parish Council request the construction traffic are conditioned to park within the site, and not on the verges.**

Seconded, all in favour (5).

## 7. Lawful Development Certificate applications:

16/197P

NFDC 16/11223/LDCE The Green Farm, Ibsley Drove – use of barn as 4 flats (Lawful Use Certificate for retaining an existing use or operation). Cllr Spark explained the location and nature of the application. No evidence to support or refute the application had been received by residents or councillors, however attention was drawn to some of the supporting documents submitted with the application:-

- Letter dated 25/1/2008 from Ian Scott-Simons, Broad Stone Cast Plaster. This letter stated that the two units he rented were used purely for business use. Therefore these two units have not being rented as dwellings.

**It was proposed to comment to NFDC as follows:-**

- **The Parish Council has no evidence to support or refute the claim the barn/s have been let as 4 flats, however we would like to draw your attention to a letter submitted within the planning application entitled 'Evidence Redacted'. The letter (page one) is dated 25/1/2008 from Ian Scott-Simons, Broad Stone Cast Plaster. This letter states that the two barns he has rented since January 1998 at The Green Farm have been used purely for business use, and not as dwellings.**

Seconded, all in favour (5).

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

16/198P

NPA 16/00817 Land at Whitefield Cottage and Forest Lodge, Linwood – *raise no objection*

NPA CONS/16/0956 Rockford Green Cottage, Rockford – *raise no objection*

NPA 16/00740 McDonalds Restaurants, Picket Post – *granted stc*

NPA CONS/16/1052 Hockeys, South Gorley – *raise no objections*

NPA CONS/16/1064 Horseshoes, South Gorley – *raise no objections*

NPA 16/00826 Pigeon House Corner, Rockford – *granted stc*

\* NPA 16/00606 Linford Park Nursing Home, Linford – *refused*

*\* it was noted that the many letters to NPA of well-argued objections helped the decision of refusal greatly.*

NPA CONS/16/1103 2 Northlynn Cottages, Highwood Lane, Highwood – *raise no objections*

NPA TPO/16/1100 Forest Edge, Shobley – *raise no objection*

Forestry Commission Felling Licence HLS16-06 Dockens Water – *raise no objections*

Regarding the Linford Park Nursing Home decision

## 9. Planning Authority Committee meetings, Appeals and Enforcements - none

### 10. Consultations:

16/199P

Hampshire County Council Consultation on revisions to the Hampshire draft of Community Involvement Consultation (planning) - deadline 19Dec'16; Cllr Burtenshaw to report by email to all.

### 11. Correspondence

16/200P

The Clerk reported the NPA Development Control Committee on 20/12/16 will be deciding on NPA 16/00512 Red Shoot Camping Park, Linwood – permanent siting of a mobile home.

*Cllr Spark declared a non-pecuniary interest in this item.*

The Parish Council was in support of the mobile home and had recommended the temporary planning permission be granted for a suggested period of 10 years, to allow the operators of the Camping Park more security and the planning authority more control through monitoring. As full

planning permission is recommended by the NPA, attendance at the meeting was deemed unnecessary.

**12. Other Business**

16/201P

The clerk requested suggestion of tasks for the Parish Lengthsman's next visit on 9 January 2017.

16/202P

Cllr Wester raised concerns on the flooding issues on the Rockford Loop road near Burnside Cottage and Pigeon House Corner. Cllr Spark will investigate Pigeon House Corner.

16/203P

Cllr Errington asked the clerk to reaffirm the need for weekly lists of planning applications and decisions to NPA. **Clerk to action.**

16/204P

Cllr Spark extended thanks to all members of the planning committee for their attendance and support throughout 2016.

The meeting closed at 10.00pm.

**The next Planning Committee meeting will be held on  
Tuesday 10<sup>th</sup> January 2017 at 7.30pm in Ellingham Church Hall**