

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (23)

1. Apologies

16/131P

The clerk had received apologies from Cllrs Shand, Trebilco, Lane and Sampson. Cllr Stainton-Burrell was running late.

2. Declarations of interest

16/132P

Cllr Spark declared an interest in NFDC Local Plan Consultation, as he is a resident on Snails Lane. Cllr Webster declared a non-pecuniary interest in NPA CONS/16/0811 Arden Cottage.

3. Minutes of the last meeting

16/133P

The minutes of the last Planning Committee meeting on 16 August 2016 were approved and signed as correct. Proposed by Cllr Loader, seconded by Cllr Webster. 4 in favour (1 abstention as not present at that meeting).

4. Matters Arising

16/134P

16/58P - General Footpath matters – FP31 replacement stiles project. Cllr Burtenshaw reported the new owners of The Old Rectory are in favour of improving the access to FP31, including replacing the stile over the wall with a kissing gate. Cllr Burtenshaw to continue progressing this project.

15/95P and 16/37P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case. Preparation of a detailed report is underway to send to NFDC, who will open a new case once our report has been received.

16/42P – EN/16/0168 - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. The owner has advised he is intending to submit a retrospective planning application.

16/66P – EN/16/0336 - The Clerk has raised a query with NFDC enforcement re: outbuildings/field shelters at Druce Acres, Hucklesbrook. Response from NFDC Enforcement chased.

16/69P – EN/16/0335 - 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. NFDC enforcement team are investigating.

16/108P - Edgemoor Farm; expiry of temporary planning permission for mobile home. NPA Enforcement Officer has verbally confirmed on 13 September she will review this case.

16/110P – EN/16/0404 Quiet Waters, Ivy Lane. Concerns were raised on the development of outbuilding and a manege. NFDC enforcement team have arranged a site visit and will update in due course.

16/123P - Closed permissive footpath between Mockbeggar Lake and Ibsley Water. **Clerk to chase Rosemary Box.**

5. Public Forum

16/135P

An attending resident raised concerns regarding difficulty in access to the Blashford Lakes entrance on the A338 opposite Blashford Farm, due to no path and overgrown trees. It was explained that the Parish Council have looked at the creation of a path and/or a link up from the cycle way, however it was proving too expensive (£50,000) so they will investigate getting trees cut back with HCC Highways and Hampshire Isle of Wight Wildlife Trust (HIWWT).

6. Development control and TPO applications:

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

16/136P

NFDC 16/11081 Land adjacent Hamer Warren Quarry, Harbridge Drove – construction of a short term operating reserve (STOR). Cllr Burtenshaw explained the location using aerial maps and photos of the entrance from Harbridge Drove into Hamer Warren. The following was established and discussed:-

- The field where siting of the brand new STORs and associated equipment is proposed was originally landfill, and it has successfully been restored to agricultural use for arable crops, and is presently left to pasture with a gravelled area in the SE corner where vehicles park.
- The proposal is for the three bio-fuel powered generators to be housed in three 14.2m dark green, metal containers, with transformers, radiators, fuel tank, control cabin with parking and turning facilities, in place to operate to make up for the potential 5 megawatt power shortfall should supply from renewable energy plants dip (due to lack of wind and sunshine).
- The power generated from the plant would link into the nearby 33kv transmission line, which crosses Harbridge Drove from northwest to southeast, hence its' proposed siting in the south of the field.
- The generators would be able to run on both bio diesel and bio fuel, however it is intended for them to operate on bio fuel, which is mass imported from Rotterdam. Concern was raised on the carbon footprint of the proposed plant, as if the bio fuel has to be transported such a long way how does that compare to the energy generated by the plant? The agent was unable to provide any information on this.
- Also, concerns were raised highlighting the potential for the STORs to be operated with bio diesel, and the impact of the associated fume and noise pollution compared to the impact of bio fuel. Many resident complaints have been received regarding the potential operation on bio diesel, and if the application specified the equipment was only permitted to run on bio fuel, this would allay these residents' concerns.
- The noise level comparison from a government website likens the noise of a bio fuel generator at 80-85 decibels at a distance of 7m. This is apparently similar to a dialling tone on a phone – 80 decibels.
- The appropriateness of positioning of the STOR plant in the countryside, not constructed as part of any industrial location, was questioned in this rural location and concerns voiced of the adverse impact on local amenity, especially once Hamer Warren has ceased operation in the future. It was agreed this plant would appear out of character in this location.

- Inconsistencies and lack of information within the application was criticised regarding the lack of an environmental report or acoustic assessment, clarity on whether it will be operated on bio diesel or bio fuel, and the stated condition of the field.

It was proposed to recommend refusal under option 4 to NFDC for the following reasons:-

- **Following the site being used for landfill, it has been restored to high quality agriculture as per planning conditions. Once the work at Hamer warren is completed the whole site will be returned to its natural character.**
- **The Visual impact on rural environment with the presence of three oversized shipping containers, equipment fuel store and transformers as well as an ancillary building will not be in keeping with the rural location.**
- **The generators are not ancillary to any development and thus contrary to planning. They cannot be justified in that specific location, in a field, when they simply require access to a 33KV cable anywhere in the Ringwood or Fordingbridge area.**
- **The generators are able to function on bio fuel or diesel, and there is concern that the applicant can use either despite assertions that only Bio Fuel would be used.**
- **Diesel produces more pollution than any other fuel and if this STOR were to be placed where there is access to mains gas the whole operation would be much more environmentally friendly.**
- **There were many concerns voiced about noise pollution and the applicant was unable to provide any noise performance data.**
- **The applicant had no answer to questions about the size of the carbon footprint and the impact of importing the significant volume of bio fuel from Holland. Nor how this would offset the energy produced by the generators given they are only 80% efficient.**
- **The site owner was unable to explain what happens when work at Hamer Warren finishes and that site is restored as per conditions.**
- **Questions were asked about the impact on the local Ecology which the applicant had not surveyed and could not answer.**

Seconded, all in favour.

Cllr Spark requested Cllr Loader take the chair.

16/137P

NPA CONS/16/0811 Arden Cottage, Mockbeggar Lane, Ibsley – various tree works. Cllr Spark explained the location advising there are no Tree Preservation Orders (TPOs) however the trees are sited in a conservation area and a tree works application is necessary. It was agreed the trees had no amenity value and blocked natural light.

It was proposed to raise no objections. Seconded, all in favour (6).

16/138P

NFDC 16/11042 Wisteria Cottage, Bleak Hill – new access; gate. Cllr Spark explained the location, using aerial maps. He advised the proposed application is to re-site the existing access gate on the north-western boundary further away from the Harbridge Drove junction with the Alderholt Road, in order to improve the safety of access to the field. During discussions the following was established:-

- The new metal gate would be 2ft wider, and be sited 10-20ft further east of the boundary on the Bleak Hill road.
- The existing access has a 4ft pedestrian entrance, and the hedge would be regrown.
- The verge at the new gate would be left as it currently is, i.e. grass.
- Concerns were voiced about whether the proposed new site is actually safer for road users driving on the Bleak Hill road.
- It was requested that HCC Highways are fully consulted to ensure they are happy with the safety of the proposed site, and to ensure the visibility splays should be approved for highway safety.

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

- **The Parish Council request that HCC Highways are fully consulted to ensure they are happy with the safety of the proposed site, and to ensure the visibility splays should be appropriate for highway safety.**
- **The hedge should be replanted in the old gateway and the verges left in their current state, i.e. grass.**

Seconded, all in favour (6).

16/139P

NPA 16/00606 Linford Park Nursing Home, Linford – addition of cladding

Several objections from nearby residents to the application had been submitted to the NPA Development Control website and EHIPC. Issues raised were summarised as follows:-

- Tree felling works carried out at the site do not form part of the application, the remaining treescape to the south of the building is predominantly deciduous which would result in the cladding being highly visible for half of the year, no compensation planting had been put forward;
- The proposal is for more than just cladding, such as the reduction in fenestration and removal of balconies, introduction of floodlights and razor wire on the boundaries;
- The proposals are not in keeping with, and therefore detrimental to the character of the conservation area;
- Application details are misleading and not comprehensive; proposed cladding has a distinct industrial look and not in keeping with the area;
- The combination of smaller windows, razor wire, removal of balconies suggest the building's use may change from a Nursing Home.

Cllr Errington gave a short background to the building:

A sanatorium was built on the site between 1900 and the start of the Great War for treatment of TB, with significant rebuilding work and extensions possibly in the late 1930's or soon after WW2 in a largely Art Deco style. It is an imposing building and may be the largest in the National Park, and certainly having the longest frontage. While not to all tastes, it is a striking building with significant architectural design, features and merit. Though not listed (National Heritage List for England (NHLE)), it is identified in the Character Appraisal of the Western Escarpment Conservation Area.

The building had a somewhat chequered history after being a TB hospital and suffered from periods of significant neglect before being operated as a nursing home from the 1980's. Since 2000, changes of use were put forward for development of several large houses, 49 sheltered residential units and a Class C2 treatment unit for alcohol/drug misuse. All were withdrawn or refused. Over the last few years the site has been poorly secured and, sadly, the building has been subject to vandalism.

Cllr Errington advised that the application form does not include all works envisaged, with reduction in the size of fenestration / glazed doors, changing the glazing detail, the external walls on the south-facing elevation encroaching into the balcony areas and removal of railings all being omitted. These changes amount to significant alterations to the appearance and character of the building.

The NPA conservation officer had not been aware of the proposal until very recently, but would now be reviewing the application.

The proposed cladding is intended to cover spalling and repaired brickwork and improve the energy retention of the building. Cllr Errington opined that the improvement would be minimal. The proposals state the colour of cladding on the south-facing elevation would be grey, the rear and

return wings brown, with the catering block in painted vertical timber boarding. Photographs were viewed of office buildings featuring the Rockpanel grey aluminium cladding specified.

The following issues were discussed:-

- Appearance of the buildings: it was felt that the proposed cladding material would significantly harm the character and appearance of the main building and would be an inappropriate 'urbanisation' in a rural setting. Coupled with the major alterations proposed to the south-facing elevation, the key architectural features of the building would be lost. The timber cladding to the catering block was deemed to be less unacceptable, but allowing this to weather, bleach and patinate would be preferable to the brown paint finish proposed.
- Visibility of the building: the application states that the building is not visible outside the curtilage, however recent photographs were shown from several viewpoints (Picket Post, Shobley and nearby residences) demonstrating to the contrary, and these were with the treescape in full leaf. The visibility would become significantly more prominent from late autumn until mid-spring.
- Poorly sited and positioned floodlights: these would be brought to the attention of the NPA for advice about whether they are a Development Control or Environmental Health matter. Though it was understood that the lighting helped protect the site from intruders, it was felt that they should be fitted with Passive Infrared sensors (PIRs), lux levels attenuated to the minimum required and refocussed / repositioned to ensure that direct light is kept to the area of the buildings and particularly does not pollute beyond the curtilage. This is to respect the E1 (intrinsically dark skies) designation of the area.
- Boundary fencing: concern was voiced about the height and design of new boundary fencing - chain link with razor wire top. This would be advised to the NPA for investigation.
- Storage containers and mobile home(s): concern was raised as to whether the units currently on site required Development Control consent. The matter would also be referred to the NPA for investigation.
- Resident's comment: the proposed extensive building works are expected to generate significant amount of traffic - contractors and large delivery vehicles. A traffic impact assessment should be carried out as the access roads are narrow with poor sight lines in places and the area is a busy recreational area for tourists and locals. The absence of a visual impact assessment is regrettable as such a large scale urbanised treatment does not reflect the surrounding environment.
- Another local resident, S Broughton, advised on the possible future uses that the building may be put to and requested that the minutes include a statement that he had no interest in this application.
- The planning agent, I Donohue, advised that in addition to the proposed cladding the application sought to move the walls out to the edge of the balcony (increasing the habitable floor space), substantially reduce the amount and appearance of the fenestration, there are no proposed works to trees within the curtilage, and the applicant (Mr White) will comply with the existing Class C2 use as a residential nursing or care home.

On the basis of what has been submitted and the volume of resident objections, **it was proposed to recommend refusal under option 4 to the NPA with the following comments:-**

- **The type of cladding proposed is more suited to a commercial building in an urban setting. The manufacturer, Rockpanel, states on its website that: '..it give(s) extra shine and lustre with its contemporary and industrial finish, enhanced by the metallic sheen playing with the light.' This is not in keeping with the character of the local area and pays no heed to the NPA's Supplementary Design Guide.**

- **The absence of detail within the proposals relating to the external walls being moved out to the edge of the balconies (increasing the habitable floorspace), and the substantial reduction of the fenestration was believed to harm the distinct character of this landmark building.**
- **The Conservation Officer's comments were not available at the time of this recommendation.**
- **The Parish Council would like to draw attention to the volume of objections it has received to this application.**

Seconded, all in favour (6).

Cllr Spark proposed to suspend Standing Orders at 9.25pm. Seconded, all in favour.

16/140P

NPA 16/00624 Blackheath Farm, Toms Lane, Linwood – replacement dwelling & garage. Cllr Loader explained the location using aerial maps. The following was established and discussed:-

- The site currently comprises of a two sectioned bungalow with some informal sheds.
- There are currently other planning permissions and permitted development granted for this property; these were layered on a photo to demonstrate what the property could be developed into.
- This proposal includes demolishing the outbuildings and construction of a garage; creation of a second storey and addition of a large ground floor, single storey cubist style building with white colonnades, which includes a large annexe, to the main dwelling.
- The artists impressions were viewed, and the white colonnades on the cubist style building were thought wholly inappropriate for this rural forest location, and extremely out of character with the New Forest landscape.
- The Planning Officer's briefing note states the replacement dwelling would be considerably in excess of the 30% restriction as set out in policy (proposals scale to 126% of the 1982 habitable floor space). It was agreed by the members this proposal would result in a building which is excessive in its size and massing to what is originally a commoners' cottage, and is clearly contrary to policy.
- The size and location of the ground floor annexe, sited slightly separate to the main dwelling and accessed via a corridor, could result in this building being inhabited separately, either by being severed from the main dwelling or as a holiday let.
- It was noted the submitted tree report does not cover the two oak trees at the entrance to the drive, and concerns were raised that these trees need to be suitably protected from harm, as they are stunning trees with low branches over the driveway, and when in leaf they screen the dwelling from sight from Ibsley Common. **The clerk was asked to liaise with the NPA Tree Team regarding whether they should be subject to Tree Preservation Orders (TPOs).**
- Facilities for parking of contractors' vehicles have been set out, however it was thought they may be insufficient for a development of this scale, and concerns were voiced regarding the potential need for parking by contractors and delivery trucks on the SSSI verge and rural track.
- A bat loft is proposed within the garage.

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

- **The proposed application would result in a building which is totally out of character with the rural New Forest landscape, and result in a dwelling which would be excessive in its size and massing to what is originally a commoners' cottage, with the proposals being clearly contrary to policy, as it exceeds it by 126% of the 1982 habitable floor space calculation.**
- **The size and location of the ground floor annexe, sited slightly separate to the main dwelling and accessed via a corridor, could result in this building being inhabited separately, either by being severed from the main dwelling or as a holiday let.**

- **The tree report omits the two oaks at the entrance to the property over hanging the driveway, and the Parish Council seeks for these trees to be protected from harm as they are splendid trees which have great amenity value as they are visible, and therefore provide cover when in leaf, from Ibsley Common.**
- **The Parish Council have concerns that the stated parking provisions for contractors' vehicles does not include provision for delivery vehicles, and is not sufficient for a development of this scale, which will likely result in parking on the SSSI verge and the rural gravel track outside the curtilage.**
- **This application is clearly contrary to policy DP10 Replacement Dwellings as it does not make a positive contribution or enhance the surrounding rural New Forest, and to policy DP11 Extensions to Dwellings as it excessively proposes to increase the floorspace by 126%.**

Seconded, all in favour (6).

16/141P

NPA 16/00565 Whitefield, Toms Lane, Linwood – new access; removal of existing access. Cllr Burtenshaw reminded members of the previous applications for the dwelling and the garage. This application is to move the gate in a south-easterly direction along the boundary to enable more appropriate access to the garage. The new access will be narrower, as the existing access also has a pedestrian entrance, which will result in more verge being regained.

It was proposed to recommend permission under option 3 to NPA. Seconded, all in favour (6).

16/142P

NPA CONS/16/0856 The Old Rectory, Mockbeggar Lane, Ibsley – Fell 1x Eucalyptus; Prune 2x Hornbeam tree, Fell 1x Holly tree; Prune 1x Lime tree. Cllr Burtenshaw explained the location, advising there were a large Eucalyptus tree requiring felling, works to crown lift Hornbeam and Lime trees, and severely remove the Holly bushes which could be contributing to safety issues on the highway.

It was proposed to raise no objections. Seconded, all in favour (6).

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

16/143P

NPA 16/00303 McDonalds Restaurants, Picket Post – *withdrawn*

NPA CONS/16/0672 Cobbins, Linbrook – *raise no objections*

NPA 16/00491 Land at Badger Cottage, Linwood – *LDCE was lawful*

NPA 16/00477 Horseshoes, South Gorley – *granted stc*

NFDC 16/10862 Goblins Green, Salisbury Road, Blashford – *refused*

NPA 16/00519 Whitefield, Toms Lane, Linwood – *granted stc*

NPA CONS/16/0710 Rockford House, Highwood – *raise no objections*

NPA R14/15/16/0810 Linford Park Nursing Home – *exempt works*

NFDC 16/10786 Nonsuch, Mockbeggar Lane – *granted stc*

HCC/2016/0331 NF091 & NFDC 16/1076 Hamer Warren – *granted stc*

NPA CONS/16/0782 The Old Bailiffs Cottage – *raise no objection*

8. Planning Authority Committee meetings, Appeals and Enforcements

16/144P

Appeal decision for APP/B9506/X/15/3138718 Land at Avonvale Sun Club. Highwood Lane – *appeal dismissed*

9. Consultations:

Cllr Burtenshaw chaired this agenda item, as Cllr Spark had declared an interest in this agenda item, being a resident of Snails Lane.

16/145P

NFDC Local Plan Review – consider response to Local Plan proposals, including site R Snails Lane (15 July to 16 September) (circ.29Jun).

Cllr Spark had previously circulated requests to Councillors for information and their opinions on the proposed site R, and has spoken to the residents of Snails Lane whilst preparing the Parish Council's response. This was circulated to all councillors prior to the meeting in preparation for discussion. At the meeting the proposed document was reviewed and several spelling and 'typo's were pointed out. Cllr Spark agreed to make the changes, especially the inclusion of Local Plan issues and any detrimental effect on surrounding SSSI land, and on this basis, proposed to submit the document on the Parish Council's behalf. 5 in favour and 1 abstention. Residents were still encouraged to submit their own responses.

Cllr Spark resumes as Chair.

10. Correspondence

16/146P

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.

16/147P

The Clerk advised there is a Wiggle Cycling Event 24th and 25th September and a temporary speed restriction on Alderholt Road to 40mph is in place for the duration of the event.

16/148P

The clerk advised even though a press release from Friends of Latchmore was in the public domain, at this time the application has not been withdrawn.

11. Other Business

16/149P

A member advised a car is parked on the verge and being advertised for sale outside property Lake View on the busy A338, which may have an impact on safety. **Clerk to enquire with NFDC and HCC Highways what the protocol is.**

The meeting closed at 10.15pm.

**The next Planning Committee meeting will be held on
Tuesday 11th October 2016 at 7.30pm in Ellingham Church Hall**