

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 14 February 2017.

Members:

Cllr Spark

Cllr Loader – Chairman (P)

Cllr Burtenshaw

Cllr Errington (P)

Cllr Lane

Cllr Webster (P)

Cllr Shand (P)

Cllr Sampson

Cllr Stainton-Burrell (P)

Cllr Trebilco

(P) denotes present

In attendance:

Natasha Mackenzie – Clerk

Members of the public (4)

1. Apologies

17/02/19P

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

2. Declarations of interest - none

3. Minutes of the last meeting

17/02/20P

The minutes of the last Planning Committee meeting on 10 January 2017 were approved and signed as correct. Proposed by Cllr Shand, seconded by Cllr Stainton-Burrell. All in favour (5).

4. Matters Arising

17/02/21P

15/95P & 16/37P & 16/180P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation. Work has been going on in the background on the letter to be sent to NFDC supporting in principle Mr Hordle's report. Clerk will circulate it to all when finalised.

16/42P – EN/16/0168 - Cross Lanes Farm, Mockbeggar – planning application is on the agenda.

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 this infrequent activity is considered acceptable, and has closed the case.

16/110P – EN/16/0404 Quiet Waters, Ivy Lane – planning application is on the agenda.

16/160P – Ongoing use of outbuildings/garages for incidental use; project ongoing.

Cllr Errington asked for the minutes to be clarified that it is an *aspiration* for planning authorities to ask for applicants' whose planning applications have been granted for outbuilding/garage/annexe applications for incidental use only are requested to electronically confirm compliance with this use every three years, not already implemented as suggested on 10 January 2017.

5. Public Forum - none

6. Development control and TPO applications:

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

17/02/22P

NFDC 17/10003 Belt Cottage, Alderholt Road, Somerley – First floor extension. Cllr Errington explained the location and showed the existing and proposed elevations and current photos.

During discussions the following was established and discussed:-

- The application is for a first floor extension on the rear of the property for a bathroom.
- There is no glazing overlooking the adjacent property, the neighbour supports the application, there is minimal effect on the massing of the building from the street view.
- The applicant confirmed the materials and glazing will match the existing.
- The Planning Officer's briefing note advised the increase in habitable floor space for this application is within policy DM20.

It was proposed to recommend permission under option PAR3 to NFDC with the following comment:-

- **The new materials and glazing should be conditioned to match the existing building.**

Seconded. All in favour (5).

17/02/23P

NFDC 17/10128 Cross Lanes Farm, Mockbeggar – Use as residential and chimney & flue business (retrospective). Cllr Loader requested Cllr Errington chair this application.

Cllr Loader explained the location, showing photos of the site, reminding members of the previous application and of the history of the site. The following was established and discussed:-

- The retrospective application is for mixed residential and chimney/flue business use, with an onsite office, the work being carried out offsite and an outbuilding being used for the storage of equipment/ladders etc. No manufacturing or retail operation is carried out onsite.
- Commercial activity of some kind has been operated on this site over last few decades.
- The Planning Officer's briefing note refers to consideration of any impact on character and appearance of the countryside, and impact on the highway.
- The applicant confirmed he has discussed with NFDC the potential of the business being conditioned to the applicant only, and 5 letters of support from locals have been submitted. The site is kept very tidy and adjacent ditches are regularly maintained, and the barn is only approx. 1% of the curtilage. There is no intention to increase the staffing level – 5 staff cars are parked within the curtilage and 4 family cars.
- Traffic movements were discussed, regular business deliveries are made to the site but not daily.
- Previous comments from the Parish Council regarding the barn (14/11215) were that it could develop into a commercial operation, and permission was granted as non-commercial use.
- Potential for screening of the site was discussed, a row of trees has recently been planted along the southern boundary.

It was proposed to recommend permission under option PAR3 to NFDC the following conditions:-

- **The business operation is conditioned to the applicant only.**
- **All business parking must be conditioned to be within the domestic curtilage.**
- **All commercial activity to be conditioned within the red line site boundary as per the submitted drawing.**

Seconded, 3 in favour, 1 against, 1 abstention.

Cllr Loader resumed as Chair and brought forward:-

7. Lawful Development Certificate for Existing Use application:-

17/02/24P

NFDC 17/10068/LDCE Cobley Cottage, Harbridge Green – North elevation as principal (Lawful Use Certificate for retaining an existing use or operation). Cllr Errington explained the location and reminded members of the previous application for a conservatory which was refused by NFDC.

During discussions the following was established and discussed:-

- The building is approx. 200 years old, and in terms of planning law, it is assessed on how the property would have looked in 1948.
- It was noted there are no doors on the southern elevation, and the northern elevation faces the main road; the track would have developed over time for vehicular access.
- The Parish Council has no actual evidence but agreed to support the application with the above views.

It was proposed to comment as above to NFDC. Seconded, all in favour (5).

Cllr Loader returned to agenda item 6 Development control and TPO applications:

17/02/25P

NFDC 16/11632 Avon Vale, Salisbury Road, Blashford – roof alterations; fenestration alterations; porch alterations (revisions to planning app 16/10791). This was not discussed as no extension had been granted by NFDC and they had issued a decision of granted stc.

17/02/26P

NPA CONS/17/0044 Cobbins, Gorley Road, Linbrook – Fell 1xOak tree, fell 3x Silver Birch trees, fell 1x Sycamore, fell 2x Mountain Ash trees. Cllr Shand advised the applicant had told her the application was being withdrawn, however this had not been confirmed by the NPA Tree team. Aerial maps and Streetview were viewed and serious concerns on felling of the T1 Oak were expressed.

It was proposed to recommend to raise objections, for the following reasons:-

- **The application contains insufficient detail and substantiation of why the trees all require felling, the map included is ambiguous and there are no photos of the trees.**
- **The Oak listed as T1 has significant amenity value and the Parish Council request the tree is to remain.**

Seconded, all in favour (5)

17/02/27P

NPA CONS/17/0047 Rockford House, Gorley Road, Linbrook - Coppice 1x group of Goat Willow trees, coppice 1x Goat Willow tree, fell 1x Silver Birch tree. Cllr Shand explained the location and showed photos of the trees detailed in the application. It was discussed and the following recommendation was made:-

It was proposed to recommend to raise no objections with the following comment:-

- **The Parish Council would welcome the group of Goat Willow adjacent to the road to be coppiced to ground level, to encourage better regrowth.**

Seconded, all in favour (5).

17/02/28P

NPA 17/00062 McDonalds Restaurants, Picket Post – relocation of 1no existing lamppost to suit new car park layout. Cllr Errington explained the location and showed plans of where the existing lamppost is, and where it is to be moved to.

It was proposed to recommend permission under PAR3 to NPA. Seconded, all in favour (5).

7. Lawful Development Certificate for Existing Use (LDCE) applications:

17/02/29P

NFDC 16/11692 Quiet Waters, Ivy Lane, Blashford – Use of land as residential curtilage (Lawful Use Certificate for retaining existing use or operation). Cllr Webster was thanked for circulating information to all members before the meeting. The application was discussed and aerial maps were viewed, and members agreed they had no evidence to submit to support or refute the application for the use of land as domestic curtilage.

NFDC 17/10068/LDCE Copley Cottage, Harbridge Green – North elevation as principal (Lawful Use Certificate for retaining an existing use or operation). Discussed earlier under 14/02/24P.

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

17/02/30P

NFDC 16/11593 Field end of New Road, Mockbeggar – *Granted stc*
NFDC 16/11606 Ellingham Lodge, Ellingham Village – *Granted stc*
NPA CONS/16/1220 Sunnyside, Mockbeggar – *raise no objection*
NFDC 16/11425 Goblins Green, Salisbury Road, Blashford – *granted stc*
NPA 16/00714 The Bungalow, Mockbeggar Lane, Ibsley – *granted stc*
NPA 16/00988 Blackheath Farm, Toms Lane, Linwood – *refused*
NPA 16/01015 Land at Grey Gables, South Gorley – *No objection stc*
NPA 16/01017 Linford Park Nursing Home, Linford – *temporary permission granted*

9. Planning Authority Committee meetings, Appeals and Enforcements: none

10. NPA Planning Training Workshop ‘Enforcement’ between 2-4pm on 22 March 2017 in Lyndhurst Community Centre.

17/02/31P

Cllr Errington and Loader are attending, **clerk to extend invitation to Cllr Spark.**

11. Consultations: none

12. Correspondence - none

The meeting closed at 9.06pm.

**The next Planning Committee meeting will be held on
Tuesday 14th March 2017 at 7.30pm in Ellingham Church Hall.**