

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 14 June 2016.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (6)

1. Apologies

16/72P

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

2. Election of Chairman and Vice Chairman

16/73P

Cllr Spark stepped down as Chairman. He had expressed his interest in continuing in the role of Chairman for a further year. No other nominations were received. Cllr Burtenshaw proposed Cllr Spark as Chairman, seconded by Cllr Shand. All in favour (5), Cllr Spark did not vote.

16/74P

Cllr Errington stepped down as Vice Chairman. Cllr Loader had expressed interest in the position of Vice Chairman. No other nominations were received. Cllr Burtenshaw proposed Cllr Loader as Vice Chairman, seconded by Cllr Spark. All in favour (5), Cllr Loader did not vote.

3. Declarations of interest - none

4. Minutes of the last meeting

16/75P

The minutes of the last Planning Committee meeting on 10 May 2016 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Shand. 6 in favour.

5. Matters Arising

16/76P

16/58P

General Footpath matters – FP31 replacement stiles project. Listed Building Consent application pending liaison with new owners. Clerk is awaiting a response from HCC Rights of Way office regarding the conversion of stiles to gates scheme. **Clerk to chase.**

15/86P – Picket Post; parking on verge and access road. Cllr Errington and clerk met with Highways England's representative Andrew Winson, who is unfortunately moving on to another role. He was sympathetic to our concerns, and has proposed two options to protect the verge: lorry proof kerbing or 1m tall metal bollards. **Clerk to add to the Parish Council agenda for 28 June.**

15/158P – Blocked access to FP1 – Ibsley Drove. Clerk is due to meet with the landowner in the next week regarding their right of way responsibility for FP1. **Cllr Webster to attend on behalf of the Parish Council, Clerk to forward information to Cllr Webster.**

15/95P and 16/37P

EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case; Clerk has put forward evidence to NFDC regarding the site of the original airfield perimeter track (3 May). A brief response was received on 4 June stating aerial photos from 2005 had been viewed showing the track in the same place, therefore permission was not thought to be required. **Clerk to await formal letter and request sight of photos.**

16/42P - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. Clerk has forwarded an enquiry with photos to NFDC Enforcement Investigation Team, who are investigating.

16/66P

The Clerk has raised a query with NFDC enforcement re: outbuildings/field shelters at Druce Acres, Hucklesbrook. **Response awaited.**

16/69P

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. The applicant had been contacted but was uncooperative. Clerk awaiting response from NFDC enforcement team.

16/71P

A width restriction sign on the south western corner of Ellingham Cross roads was reported as still laying on the ground: clerk to report to HCC Highways. **Bob Brown had advised the job was to be carried out imminently.**

Cllr Sampson arrived at 7.45pm.

6. Public Forum - none

7. Development control and TPO applications:

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

16/77P

NFDC 16/10539 Newlyn, Salisbury Road, Blashford – rear conservatory. Cllr Errington explained the location using aerial maps, and photos of the property.

The following was discussed and established:-

- The property is semi-detached and the proposed conservatory is at the rear in the garden.
- Conservatories are generally classed as permitted development when under 20 sq. m, however this property has built a two storey extension and formal planning permission for the conservatory is required.
- The house is striving to be energy efficient, and the conservatory's solar gain will contribute heat to the property.
- The wall to form part of the conservatory is already in existence, and bricks and window frames will match the existing property.

- The planning officer is happy with the proposal, and also the adjoining neighbour is.
- The members raised concerns of the applicant addressing light attenuation by the use of PIRs and blinds.

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

- **The Parish Council request the applicant consider mitigating any light pollution with the use of blinds and request the Case Officer condition that any external lighting has Passive Infrared sensors.**

Seconded, all in favour (7).

16/78P

NFDC 16/10540 8 Harbridge Court, Somerley – 20m x 40m manege. Cllr Burtenshaw explained the location of the property, using aerial maps and photos.

The following was discussed and established:-

- The proposal is for a manege 20m x 40m near the stable block in the applicant's paddock. Its site was chosen for minimal impact on neighbours and the landscape.
- The manege would be used to exercise the applicant's horses for dressage, and is intended for the applicant's personal use only. The members would want it conditioned as only for private use by the owner of 8 Harbridge Court.
- 5 trees would need to be removed (planted approx. 15 years ago by the previous owner). Following extensive discussion, the applicant agreed to consider moving the trees as opposed to felling.
- At times of heavy rain, the southern end of the paddock where the golf course was originally gets very boggy, and the excess soil which is proposed to be reallocated will be used here to bring up the level and make it more usable.
- No floodlighting or artificial is proposed, however members would want it conditioned to no lighting at all.
- Concern was raised that this may set a precedent in the area, and could result in further similar applications.

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

- **The Parish Council request a condition to ensure no artificial lighting or floodlights are installed at any time in the future;**
- **Following discussions with the applicant, it has been agreed for the five trees sited where the manege is proposed to be carefully removed and re-sited.**
- **The applicant must ensure there is sufficient drainage and such drainage should be maintained for the duration of the manege;**
- **The Parish Council would welcome clarification within the decision notice that the spoil removed in preparing the manege is to be reused on site and that the manege has screening around it.**

Seconded, all in favour (7).

16/79P

NFDC 16/10688 Bleak Hill Farm, Bleak Hill – Use of barn as 1 residential dwelling; single storey extension & associated alterations; detached garage; boundary wall. Cllr Loader reminded members this property has been looked at previously under the name of Spring Hill Farm. The other two agricultural dwellings adjacent to this site have used all the quota allowed for conversion of agricultural buildings under permitted development, hence this property, North Barn, needs to apply for formal planning permission.

He reiterated the location, using aerial maps and showing previous and existing photos of the barn and associated outbuildings.

The following was discussed and established:-

- The building will be timber clad with brickwork plinth, and the lean-to will become a double garage with barn garage doors. The members would still like the lean-to to be slightly recessed from the main barn.
- Regarding the southern elevation, previous applications raised serious concerns on the extensive amount of glazing. In this application, to help mitigate these concerns the roof is proposed to be constructed of black corrugated material, with three conservation roof lights (being set into the roof). This lean-to has also been reduced to 2/3 of the length of the barn.
- It was established the barn is being dug down slightly to achieve the required height for two floors internally. This will assist in screening the eastern elevation from the neighbouring farmhouse, as there is a tall fence (est. over 2m) already in existence on the boundary. Additionally, a 2.1m brick wall using recovered bricks will be built to screen the lean-to from the road (the southern elevation). It was suggested that planting would help soften the brick wall.
- A detached double garage, with a ridge height of approx. 3.6m is proposed to on the northern elevation set away from the house, with materials matching the house (black corrugated roof and timber cladding). Members expressed their wish for this garage to be conditioned for non-habitable use only.
- External lighting and light attenuation were discussed, and the applicant agreed to install Passive Infrared Sensors on any external lighting and install blinds on the glazing.
- Provision has been made for owls.

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

- **The Parish Council is delighted the new owners have taken on board the Parish Council's comments from previous applications.**
- **The Parish Council request the applicant consider mitigating any light pollution with the use of blinds and request the Case Officer condition that any external lighting has Passive Infrared sensors.**
- **The Parish Council request the detached double garage is conditioned for non-habitable use only.**
- **As with previous comments, the members wish for the lean-to on the northern elevation to be set back in order to define the original Hampshire barn.**
- **The Parish Council request the screening wall on the southern elevation is created with reclaimed bricks and lime mortar to match the existing dairy and is also under planted to help soften its appearance.**

Seconded, all in favour (7).

16/80P

NPA CONS/16/0498 Rockford Green Cottage, Rockford – fell 1x Eucalyptus. Cllr Shand explained the location, and advised the NPA had already issued a decision of **raise no objections** (despite the clerk asking for an extension and explaining last month was a 5 Tuesday month). No further discussion took place.

16/81P

NPA CONS/16/0474 The Old Bailiffs Cottage, Ibsley – prune 1x Cedar tree. Cllr Shand explained the locations and showed photos of the cedar proposed to be pruned, which is losing limbs.

It was proposed to recommend to the NPA Tree Team to raise no objections. Seconded, all in favour (7).

16/82P

NPA CONS/16/0561 Pigeon House Corner, Gorley Road, Rockford – fell 1x Cherry tree, 1x Cypress tree (Cllr Spark explained the location and showed photos of the trees proposed to be felled. The cherry does not appear in good health.

It was proposed to recommend to the NPA Tree Team to raise no objections. Seconded, all in favour (7).

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

16/83P

NPA 16/00141 Three Gables, Linford Road, Shobley – *granted stc*

NFDC 14/11784 Blashford Quarry – granted temporary by County

NPA 16/00279 Fieldview, 7 Cuffnells Close, Mockbeggar – *granted stc*

NPA 16/0458 Forest Moor, Furze Hill, Fordingbridge – *granted stc*

NPA CONS/16/0460 Lavender Farm, Highwood Lane, Highwood – *granted stc*

9. Cllr Spark to report on Consultation re: Spinnaker Sailing Club, Ivy Lane – Tree Management Plan

16/84P

Cllr Spark detailed the 3 to 5 year Tree Management Plan from the Spinnaker Sailing Club, whose aim is to manage the site and resolve their issue with low wind spots. A formal planning application will be received in due course; the Club is keen to engage with local residents and organisations to keep everyone informed and gain their opinions and suggestions.

It was established that:

- Pine and birch will be felled on the south and west boundaries of the lake to help resolve the low wind spots; this will then allow other trees to grow and establish.
- Only chainsaws will be used for the pine and birch, the remaining works will be performed by hand tools.
- Scrub and brash will be retained for invertebrates.

Two suggestions: could the cut and lay technique be used for the hedging as opposed to coppicing? Please can all pruning be removed clothes to ditches and watercourses.

At 9.30pm Cllr Spark proposed to suspend Standing Orders, seconded, all in favour (7).

10. Planning Authority Committee meetings, Appeals and Enforcements – none.

11. Consultations – none.

12. Correspondence

16/85P

New Forest National Park Building Design Awards 2016 – deadline for submissions 7th October 2016 (circ.6Jun).

All were encourage to consider any properties within the National Park for these awards.

13. Other Business

16/86P

The clerk notified all of the next Parish Lengthsman visit on 18 July and asked all to consider tasks, especially on any rights of way.

16/87P

Concerns of overhanging hedging on Gorley Road were raised – Cllr Spark to investigate.

The meeting closed at 9.45pm.

**The next Planning Committee meeting will be held on
Tuesday 12th July 2016 at 7.30pm in Ellingham Church Hall**