

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 16 August 2016.

### Members:

Cllr Spark – Chairman  
Cllr Loader – Vice Chairman (P)  
Cllr Burtenshaw (P)  
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 (11)

#### **1. Apologies**

16/111P

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

#### **2. Declarations of interest**

16/112P

Cllr Errington declared a non-pecuniary interest in NPA 16/00596 Appleslade Farm.

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

16/113P

The minutes of the last Planning Committee meeting on 12 July 2016 were approved and signed as correct. Proposed by Cllr Burtenshaw, seconded by Cllr Shand. 4 in favour (1 abstention as not present at that meeting).

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

16/114P

16/58P

General Footpath matters – FP31 replacement stiles project. Listed Building Consent application pending liaison with new owners. HCC Rights of Way office confirmed the up to 50% of cost of the conversion of stiles to gates can be covered by the Small Grants Scheme. Cllr Burtenshaw is still progressing this and will revert in due course.

15/95P and 16/37P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case; Clerk has circulated (12Jul) a formal response from NFDC regarding the site of the original airfield perimeter track; in NFDC's opinion, planning permission is not required. It was agreed a detailed report will be put together to send to NFDC – report in progress.

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. Response chased.

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

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. Response chased.

16/108P - Edgemoor Farm; expiry of temporary planning permission for mobile home. Clerk had left voicemail for Lucie Cooper. Also, sent an email to chase response.

16/110P - 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.

## 5. Public Forum

16/115P

Residents had attended to raise their concerns regarding the NFDC Local Plan proposals to develop 130 homes on Snails Lane 'Site R'. All documents are available on our website ehipc.co.uk.

Residents were advised Cllr Spark is still formulating a response to be submitted by the Parish Council, which will be on the agenda for voting by the councillors on Tuesday 1 September, and all were encouraged to send any comments by email to the clerk.

*Cllr Stainton-Burrell arrived at 7.44pm.*

Many concerns raised by residents are summarised as follows:-

- the safety of exiting onto the busy A338.
- the lakes are designated SSSI, which is specific to the Gadwall, and the impact of any development on this conservation area.
- Impact of development on the land drainage.

Cllr Burtenshaw summarised the residents' comments from the Parish Council meeting on 26 July, and encouraged all to make their individual responses.

16/116P

Although the planning application is sited outside the parish, a resident questioned whether residents are able to raise their concerns regarding the transportation of material throughout the rural roads to Parish Council? Cllr Errington responded that the Parish Council will be putting in a response to the NPA regarding the transportation issues, and all residents can forward their views to the clerk, who will forward them to the NPA aswell.

## 6. Development control and TPO applications:

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

16/117P

NFDC 16/10862 Goblins Green, Salisbury Road, Blashford – Two-storey side extension. Cllr Burtenshaw had advised all members by email a revision was being made on this application to bring the permitted habitable floor space increase within 30%. **Clerk to await revisions and add to the agenda for 13 September.**

*NB: following the meeting, it was ascertained from the Planning Officer that the application is not being revised, therefore the following comments have been made:-*

*The Parish Council have not formerly considered a recommendation on this application, due to confusion surrounding whether the application was being revised.*

*However, when the Parish Council initially looked at the application on 12 July, concerns were voiced regarding whether the proposals were within the permitted 30% increase of habitable floor space.*

*As the Planning Officer's briefing note was not available at that time, it was agreed to delay deliberations until the next meeting, as the Parish Council rarely recommend permission on applications contrary to the floor space policy. Regrettably no formal response is possible by the Parish Council within the 8 week deadline, however the above summarises the general view of the members.*

16/118P

NPA 16/00512 Red Shoot Camping Park, Linwood – permanent siting of a mobile home.

*Cllr Loader requested Cllr Errington chair this application.*

Cllr Loader explained the location, advising it has been a campsite since the 1960s, and under the family's ownership since the 1970s. The applicant has been running the site for 17 years.

During discussions the following was established and discussed:-

- The mobile home has had a series of temporary permissions since 1977, and it is due for renewal.
- It is a chalet style log cabin, approx. 47ft, occupied by the family running the campsite and is sited directly behind the Red Shoot pub.
- It was agreed that given the series of temporary permissions, there is a proven need for the mobile home on site to ensure security of the camp site and for the safety of visitors.
- The planning officer's briefing note was not entirely favourable, advising preference for the temporary renewal as this allows for the mobile home's use to be monitored.
- Regarding any potential conditioning, it was felt any conditions should tie the existence of the mobile home specifically to the current applicant for as long as the business is viable; the footprint and location of the structure remain the same as is currently; a ten year permission may allow the planning authority the degree of control they desire and allow the applicant more peace of mind.

*Due to a technical issue with the projector, Cllr Errington left at 8.36pm to obtain another projector. Cllr Loader resumed as Chair.*

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

- **The Parish Council believe the need for a mobile home on site to ensure security and safety of visitors has been proven with the series of temporary permissions granted.**
- **Therefore we recommend a ten year temporary permission is granted to allow continued monitoring by NPA and to grant the applicant additional peace of mind. The Parish Council would also request the mobile home be conditioned to the applicant only for as long as the campsite remains a viable business, and the footprint and location of the structure to remain the same as is currently.**

Seconded, all in favour (5).

16/119P

NPA CONS/16/0710 Rockford House, Highwood - Fell 1 x Goat Willow; Pollard 1 x Oak; Fell 2 x Willows. Cllr Spark had visited the site and emailed all members his recommendation to raise no objections.

**It was proposed to recommend to NPA to raise no objections.**

Seconded, all in favour (5).

As Cllr Errington was still absent sourcing a projector for the presentation of the other applications, the Chairman continued to agenda item 7.

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

16/120P

NPA CONS/16/0561 Pigeon House Corner, Gorley Road, Rockford – raise no objections

NPA 16/00312 Avon Valley Nurseries, South Gorley, Fordingbridge – temporary permission granted

NPA 16/00434 Forest Edge Filling Station, Picket Post – granted stc

NFDC 16/10688 Bleak Hill Farm, Bleak Hill – granted stc

NFDC 16/10791 Avon Vale, Salisbury Road, Blashford – granted stc

## 8. Planning Authority Committee meetings, Appeals and Enforcements: none

### 9. Consultations:

16/121P

NFDC Local Plan Review – opportunity to comment on proposals (15 July to 16 September) (circ.29Jun). Cllr Spark had emailed all members his comments for the website to reach out to residents, encouraging them to comment. Comments from attending residents had been taken under agenda item 5 Public Forum, and all were encouraged to respond to the consultation. **Clerk to add to the agenda 13 September.**

16/122P

Serving Hampshire: options for future local government in Hampshire-respond by 20th. Sep'16 (circ.27th Jul). This was discussed and agreed the members attending the training workshop on 14 September will respond on behalf of the Parish Council.

### 10. Correspondence

16/123P

New Forest National Park Building Design Awards 2016 – deadline for submissions 7<sup>th</sup> October 2016 (circ.6Jun). All were encouraged to consider any properties within the National Park for these awards.

### 11. Other Business

16/124P

Tree application NPA CONS/16/0782 The Old Bailiffs Cottage consultation expiry date has passed (15 August) however Cllr Spark recommended to raise no objections.

16/125P

Cllr Webster handed documents to the clerk regarding a closed permissive footpath between Mockbeggar Lake and Ibsley Water, requesting the clerk contact Rosemary Box. **Clerk to review documents.**

16/126P

Cllr Burtenshaw advised it is hoped the liaison meetings for Hamer Warren will recommence in the autumn, and their forthcoming planning application 16/11081 for a STOR (Short Term Operating Reserve) to generate electricity will be on the agenda 13 September.

16/127P

It was briefly mentioned the Ellingham Show presence was considered a great success.

*Cllr Errington returned with a working projector. The Chairman continued to outstanding agenda items as follows:-*

16/128P

NPA 16/00571 Wetland restoration Latchmore Brook area (Cllr Errington) – FOR INFORMATION ONLY AS NOT IN OUR PARISH.

Cllr Errington summarised this extensive application, and advised that the Environmental Impact Assessment (EIA) produced by Land Use Consultants (LUC) was not a requirement of the application, but due to the extent of opposition expressed about the restoration scheme, the Forestry Commission felt it an appropriate step. The object of an EIA is to compile, evaluate and mitigate the potential environmental impacts and consequences of the proposed stream restoration works. Over a period of four years, the Higher Level Stewardship Scheme (HLS) is proposing to restore Latchmore Brook to its original meanders, removing the artificially straight channel which was created and widening in the mid 19<sup>th</sup> and early 20<sup>th</sup> centuries. The straightening and widening have resulted in deep, fast flowing channels which contribute to erosion of its banks and back up the watercourse(s) (photos viewed). Additionally, as the channels are so deep, the water is unable to

flood out easily over the banks to connect with the stream's floodplain. The works would be carried out between July and September each year.

The following was established and discussed:-

- The works are outside of the parish of Ellingham, Harbridge and Ibsley (EH&I), but two of the four material delivery routes to the restoration areas would be through parts of the parish. These four would not be used at the same time, or even within the same year.
- Routes in EHI would be:- **Ogdens:** A338 - Ellingham Drove - Moyles Court - Mockbeggar - South Gorley - Ogdens car park; **Alderhill:** A31 - Stoney Cross - left over Forestry Commission roads through Broomy Plain and Broomy Inclosure.
- The **Ogdens** route would be in use during September 2017, mid-August to September 2018, and August to September 2020; the **Alderhill** route during July to September 2019.
- Over the four years, the projected total number of vehicles movements delivering materials would be a little more than 9,700 (*two movements per delivery*). Those over the EH&I routes would be:- **Ogdens:** nearly 1,700; **Alderhill:** nearly 2,200.
- The total amount of washed gravel, hoggin, clay and heather bales required would be almost 97,000 tonnes, with over 16,700 tonnes via **Ogdens** and nearly 21,500 tonnes via **Alderhill**.
- An assessment for potential structural damage to Cobb cottages caused by vibration from passing vehicles had been carried out by a specialist consultant, and it had been determined this would not be an issue.

*At 9.30pm Cllr Loader proposed to suspend Standing Orders. Seconded, all in favour.*

**The following issues were recorded and would be notified to the NFNPA:-**

- **The transport mitigation measures proposed by LUC were reviewed against the issues that the Parish Council had raised during the previous consultation on the Latchmore restoration proposal. While the scheme is now significantly larger than the previous proposal as it now covers the whole Latchmore catchment, the transport issues remain the same and these have largely been addressed by the EIA. The Council noted that it should be involved in the assessment of the siting and construction methods of passing places on the Ogdens route (in particular) and how the verges might be reinstated.**
- **The mitigation measures identify Moyles Court School 'school runs' as times not to transport materials, however other local schools are not mentioned (Coach House Day Nursery, Poulner Infant and Junior), nor staff attending local businesses (Hockey's Farm Shop, Heywood Sumner House Care Home etc) nor vehicles commuting through the parish along the Ogdens and Alderhill routes. The council would like these also to be factored in when determining the most appropriate times of day for delivery of materials.**
- **A resident reiterated concerns regarding the safety of cyclists, horse riders and livestock on the rural lanes.**
- **It was suggested a request for a robust safety plan to be in place prior to starting the materials deliveries, including a dedicated pool of drivers who are fully aware of the routes and their particular hazards (livestock, cyclists etc), and a telephone hotline be set up for residents to phone if there are any issues.**
- **A councillor raised concerns about the infill materials dislodging and causing debris dams and flooding further downstream in the Hucklesbrook section of the stream. Clerk to respond to the NPA with the above requests and concerns.**

*Cllr Burtenshaw left at 9.50pm.*

Grateful thanks were extended to Cllr Errington for the difficult and lengthy task of extracting all the relevant information from the EIA to present to the Planning Committee.

16/129P

NPA 16/00596 Appleslade Cottage, Linwood – ground floor extension to side (demolish existing). Cllr Errington explained the location, advising little of the proposals are visible from the road. The application proposed to replace a 1970s conservatory with a new structure with a solid roof on the same footprint. It is within the 30% permitted increase to habitable floor space and there is no condition to a translucent roof.

It was **proposed to recommend permission under option 3 to the NPA**. Seconded, all in favour (5).

16/130P

The clerk advised she had spoken with Linda Lewis regarding the rubbish issue at Moyles Court, and she will look at encouraging her customers to use her bin, not the NFDC pony proof bin.

The meeting closed at 9.50pm.

**The next Planning Committee meeting will be held on  
Tuesday 13<sup>th</sup> September 2016 at 7.30pm in Ellingham Church Hall**