

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 17 October 2017.

### Members:

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

*(P) denotes present*

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (11)

#### **1. Apologies**

17/10/120P

The clerk had received apologies from Cllrs Burtenshaw, Lane, Sampson and Shand.

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

17/10/121P

Cllr Errington declared a non-pecuniary interest in NFDC 17/11326 Land adjacent to Hamer Warren.

#### **3. To approve the minutes of the last meeting**

17/10/122P

The minutes of the last Planning Committee meeting on 12 September 2017 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Webster. 4 in favour (1 abstention as not present at that meeting).

#### **4. Chairman's Report of Matters Arising**

17/10/123P

16/160P – Ongoing use of outbuildings/garages for incidental use; ongoing research regarding whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling. It was noted the Western Escarpment Steering Group may consider monitoring such issues in the future.

#### **5. Public Forum - none**

#### **6. To consider responses for Development control and TPO applications:**

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

17/10/124P

NFDC 17/11198 Cross Lanes Farm, Mockbeggar – Variation of Condition 2 of PP 13/10969 to allow amended plan numbers to alter windows and doors; create 2 Juliette balconies. Cllr Loader explained the location, showed currently approved and proposed elevations along with photos of the property mid-building works. The following was established and discussed:-

- The applicant confirmed a few inaccuracies on the drawings and clarified what the proposed fenestration changes are.
- All materials used will match the existing windows.
- Whilst in some areas the glazing is increasing, it is reducing in others. The importance of light attenuation was discussed via internal blinds/window coverings and Passive Infrared (PIRs) sensors on external lighting.

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

- **Being mindful of the rural location, the applicant should be aware of the need for light attenuation by ensuring all outside lighting to be PIR activated and all roof lights have integrated blinds.**

Seconded, all in favour (5).

17/10/125P

NFDC 17/11180 Druce Acres, Salisbury Road – siting of a caravan for an agricultural worker. Cllr Errington explained the location of the land, displayed streetview screenshots from 2011, 2014 and 2016 to show the intensification of the site from pastureland into a mixed use. The following was established and discussed:-

- The site plan was viewed. Inaccuracies on the land ownership were raised – land belonging to The Stags and Hucklesbrook Farm were included under the applicant’s ownership. Also the application states the land to be 5 hectares, however the site plan is estimated at 9.3 hectares.
- Planning Officer’s Briefing Note comments the application has been submitted without any supporting information, however a justification statement will be provided to outline the circumstances of the applicant. This is intended to include a business statement for siting a caravan in this location.
- NFDC Local Plan policy CO-H5 - Dwellings for agricultural or forestry workers in the countryside outside the New Forest advises any agricultural dwelling should not be larger than 120 sq.m and the application form states the size to be 180 sq.m; there are no drawings to show the proposal. The applicant stated her need for a larger dwelling; Cllr Spark advised this needs to be included in the application.
- The criteria for policy DM21 - Agricultural or forestry workers dwellings was briefly discussed.
- The applicant briefed members on the need for a presence living on site; losing animals during birthing, several break ins, attempted tractor theft, damage to barn, gates onto the A338 being left open and livestock escaping.

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

- **The application comprises of an inaccurate site plan, conflicting information regarding the number of hectares, no business statement, no justification statement evidencing an established agriculture business being operated from this site and no plans of the proposed dwelling.**
- **The Parish Council strongly believe an informative and comprehensive application needs to be submitted.**

Seconded, all in favour (5).

17/10/126P

NFDC 17/10989 Druce Acres, Salisbury Road – field shelter. Cllr Errington explained the location. The following was established and discussed:-

- The site plan was viewed. Inaccuracies on the land ownership were raised – land belonging to The Stags and Hucklesbrook Farm were included under the applicant’s ownership.
- Planning Officer’s Briefing Note comments note this is a retrospective application; dimensions 6m x 7.5m x 2.4m with doors and letterbox ventilation, constructed of timber and metal profile sheet roof.
- Concerns were raised regarding the application form regarding statements relating to the sewage treatment and soakaway.
- The applicant confirmed the floor is straw on recycled squares and the field shelter is needed as there are currently 13 alpacas birthing annually and 7 sows birthing every 3 to 4 months.

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

- **The Parish Council request the structure remains a mobile field shelter.**

Seconded, all in favour (5).

17/10/127P

NFDC 17/11300 Chatley, Gorley Road, Rockford - House; double garage with workshop and room over; demolition of existing. Cllr Loader explained the location, with aerial maps, streetview screenshots and photos. The following was established and discussed:-

- The application demolishes the existing bungalow and adjoining garage, re-siting it slightly squarer to the road with a detached 2 storey garage on the southern boundary with Topsy Cottage.
- The dwelling will be constructed of black plinth, rendered wall, slate roof tiles with a ridge roof light and two roof lights of the eastern elevation. A 50 sq.m basement is proposed.
- Planning Officer's Briefing Note highlights the increase in habitable floor space of 45% – which vastly exceeds the permitted 30% maximum. The applicant confirmed this will be addressed.
- 2 neighbours are in support of the proposals; Topsy Cottage and Ivy Cottage.
- Some concerns were raised about the impact of the ground water level on the proposed basement; the effect on local character of a two storey building and garage; how close the garage is to the boundary with Topsy Cottage and the National Park boundary; potential for light pollution from the ridge roof light and two roof lights.

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

- **The Parish Council have concerns regarding the 45% increase in habitable floor space; the effect on the streetscene and local character of increasing the dwelling from single storey to two storey; the size and massing impact of the two storey garage within such close proximity to Topsy Cottage.**

Seconded, all in favour (5).

17/10/128P

NFDC 17/11326 Land adjacent to Hamer Warren, Harbridge Drove - Flexible Generation Plant / Power Facility. Cllr Spark explained the location and compared the previous site plan (16/11081) to this application's proposed site plan. The applicant's representative confirmed this is the only change within the application. The following was established and discussed:-

**No Business Case:** the application is not an electricity provider (eg National Grid) and the plant would be for use only when demand is high (but no restriction is possible on hours of operation – but can restrict number of operational hours). It was noted there is still no evidence for this facility being needed in this specific location or of any power shortages in this area.

**Location:** the plant has been moved to the south western boundary of the field with a longer access track. The applicant's representative stated the application for a contract evidences the need for it in this location. Solar generated power is intermittent, and the STOR supplies energy when solar fails to meet the need. It was confirmed the applicant had not been approached by National Grid to provide power in this location, as this is not how the bidding process is operated.

**Specification:** The generators have silencers at each end. The top of the vent was estimated at 4.5m above ground level, with vertical exhausts.

**Agricultural Landscape:** The three Generators are 4.5m high, and the bund is intended to reduce noise from the site, however Cllr Spark quoted the applicants own landscape assessment Para 5.3.1 The generation plant "is likely to be intrusive" and Para 5.3.2 "It will require trees rather than hedgerow to hide and will take 5-7 years to begin to screen the development".

The previous NFDC landscape team assessment for 16/11081) was very accurate, and it is unrealistic that the siting of the plant 50m to the west would allay all their previous concerns raised.

There is no longer reference to the final stage of restoration of the Hamer Warren site back to wetlands and wet woodland in just over a year's time. The site itself has been restored agricultural land with topsoil over 6" deep and is not thin unproductive land.

**Cabling:** Concerns we raised regarding how deep the 33kw cable will be, and how it will be laid – clarified by applicant as hand dug throughout the woodland to approx. 1.2m deep (as per industry guidelines) from the plant site to the main transmission cable.

**Pollution:** Discussion regarding the polluting effect of diesel powered generators highlighted concerns of the peak demand being in the winter, when the air density is heavier, which can result in a smog effect. A map was viewed showing the potential affected area of noxious gasses over 25 years. Cllr Spark asked the applicant's representative if over 25 years of the intended use this local, agricultural environment would test positive for all the heavy metals and pollutants associated with diesel combustion. The response was that it could do anyway with diesel from local traffic. Cllr Spark's final question was that the Environmental Health agency had very strong views about the polluting effects of these generators, pointing out that currently there is no standard measurement or set limits for intermittent use of generators. Thus the net effect rather than the immediate effect is measured against standards and is misleading when stated as "not significant". He asked the applicant about the AOQ charts that the applicant had produced and asked why, when recommended by the environment agency to provide baffles and other pollution attenuating devices they had not proposed them for this new application. The representative responded that they were unproven and thus not economical to put in.

Note: whilst the submitted air quality Detailed Assessment for the proposed STOR has concluded the Air Quality Objectives will not be exceeded, when operational the STOR will emit NOx emission resulting in an impact on local air quality.

*Cllr Spark proposed to suspend Standing Orders at 9.30pm. Seconded, all in favour.*

- The Parish Council's comments on previous applications were summarised.
- An attending Harbridge resident spoke briefly reiterating some of the issues.

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

- **There is no evidence provided by the National Grid or other agency to support the need for a STOR in this area, and specifically in this location.**
- **The visual impact of this development is not in keeping in a rural location. It can be seen from footpath 25 and has no relationship with restored agricultural land. The generators are over 4.5m high and will take between 5-7 years to conceal.**
- **The Generators are not ancillary to the Hamer Warren Gravel works and thus are contrary to planning.**
- **The removal of the Gravel works in just over a years' time returns the site back to the original agricultural conditions set when planning was first granted. Thus this site would first have to be granted a change of use to Industrial which is inappropriate in a rural location.**
- **The 3 generators are proposed to run on diesel which is the most polluting fuel available at this site. Location to a light industrial area with a gas supply would be more sensible. Please note the Environmental Health officer's comments in the previous application. The Parish Council would still ask the planners to consider the DEFRA review regarding regulating operation and emissions from generation plants such as this STOR.**
- **The depth of cabling (and methodology for laying it) needs to be specified as it carries 65kV (not 33kV).**
- **The acoustic fence would need to be 5.5m high in order to obscure the exhaust vent and have an impact on noise reduction.**
- **Concerns on the potential disturbance to local wildlife due to the intermittent and unpredictable firing of the generators has not been assessed.**
- **A lack of information on how many and between which hours the plant can be operational, and how it would be maintained and exhaust gases monitored.**

*Seconded, all in favour (5).*

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

17/10/129P

NPA 17/00592 Cobbins, Gorley Road, Linbrook – *withdrawn*NFDC 17/10922 The Old Bailiffs Cottage, Salisbury Road – *granted stc*NFDC 16/11429 Land adjacent to Hamer Warren, Harbridge Drove - *withdrawn*NPA 17/00603 West Cottage, South Gorley – *refused*NFDC 17/11068 LDCE Hucklesbrook Farm, South Gorley – *was not lawful*NPA TPO/17/0819 8 Harbridge Court, Somerley; prune 1x Oak tree – *raise no objections (determined before our meeting)*NPA TPO/17/0722 Hunters Moon, Highwood – *grant*NPA CONS/17/0735 Orchard Cottage, Furzehill – *raise no objections*NPA CONS/17/0816 Forest Corner, Mockbeggar Lane – *raise no objections*NPA 17/00693 Linslade Cottage, Linford – *granted stc***8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements:**

17/10/130P

APP/B9506/W/17/3172265 & 3172266 Blackheath Farm – appeals both dismissed (16/00624 & 16/00988). For information only.**9. Report from Chairman: NPA Tree Preservation Order 0031/17 Land at Snails Lane, Blashford:**

17/10/131P

Cllr Spark briefly summarised the meeting and will circulate a written report to all. A blanket TPO has been upheld to ensure a full survey is undertaken if the site is developed for housing.

**10. New Forest District Council's Draft Housing Strategy 2018-2023 – deadline 27 October:**

17/10/132P

This was briefly discussed and agreed for members to make individual responses as residents.

**11. Correspondence:**

17/10/133P – the next Parish Council meeting is on 31 October in Ellingham Church Hall.

17/10/134P - Clerk is on annual leave from 23-30 October.

17/10/135P – The defibrillator is being installed in the New Road kiosk on 18 October. There has been great support with lots of offers from locals to be part of the community support group; **clerk arranging the information seminar.**

The meeting closed at 9.55pm.

**The next Planning Committee meeting will be held on****Tuesday 14<sup>th</sup> November 2017 at 7.30pm in Ellingham Church Hall.**