

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 6 June 2017.

Members:

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

In attendance:

Ian Donohue, Agent
Natasha Mackenzie – Clerk

Members of the public (9)

1. Apologies

17/06/71P

The clerk had received apologies from Cllrs Burtenshaw, Lane and Trebilco.
Cllr Spark stepped down as Chairman and handed the running of agenda items 2 and 3 to the Clerk.

2. Election of Chairman and Vice Chairman

17/06/72P

Election of a Chairman

The Clerk advised no nominations had been received. Cllr Spark had expressed he would be happy to stand again. Cllr Shand proposed to elect Cllr Spark as Chairman. Seconded by Cllr Loader, 6 in favour, 1 abstention (Cllr Spark did not vote).

17/06/73P

Election of a Vice Chairman

The Clerk advised no nominations had been received. Cllr Sampson proposed to elect Cllr Loader as Vice Chairman for a further year. Seconded by Cllr Webster, 6 in favour (Cllr Loader did not vote).

3. Declarations of interest

17/06/74P

Cllr Shand declared a non-pecuniary interest in NPA 17/00321 Linford Park Nursing Home.

4. Minutes of the last meeting

17/06/75P

The minutes of the last Planning Committee meeting on 9 May 2017 were approved and signed as correct. Proposed by Cllr Shand, seconded by Cllr Sampson. 6 in favour (1 abstention as not present at that meeting).

5. Matters Arising

17/06/76P

16/66P – Druce Acres, Hucklesbrook EN/16/0336 re: Outbuildings/field shelters; been granted a 5 year temporary permission (see 9. Decisions received).

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.

17/03/45P – TENS Temporary Licensing applications: the clerk circulated on 6 June a response from NFDC Licensing on how large scale event TEN applications are managed. In summary:- if numbers start to approach the statutory limits for one site, the organiser can introduce some sort of grid system to manage the use of multiple TEN applications. Each part of the grid then becomes the 'premises'.

6. Public Forum - none

7. Ian Donohue, Agent for Linford Park Nursing Home to present details of amended planning application

Ian Donohue to present under agenda item 8.

8. Development control and TPO applications:

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

17/06/77P

NPA 17/00321 Linford Park Nursing Home, Linford – addition of cladding & render to nursing home & accommodation/catering block; alterations to fenestration.

Ian Donohue, agent for this application, made a short presentation, summarised as follows:-

- The building is in a poor state of repair, worn brickwork had been replaced with slips.
- Reasons for the previous refusal (16/00606) were it did not preserve or enhance the conservation area; insufficient information on the balcony extension.
- This proposal includes changes had been made to the materials used for the external cladding, the balconies will remain in situ, a heritage statement is included within the application, and letters of support have been received for a health facility in West Hampshire.
- He reiterated this application relates to external works only, not the use of the building
- The building will be painted green render at ground floor level and timber clad on the first floor (attached to timber batons to improve the building's insulation), with green metal windows, in order to blend in with the forest. This is open to discussion with the planners.
- He noted that some objectors liked the cladding, but objected on the use of the building being changed.
- He anticipated the proposed works would take up to 2 ½ years.

Cllr Errington explained the location, showing photos of the building in 1954 and current day. He reminded all the original permission was granted in 1985 (84/27216) with condition 2 specifying its use to an elderly persons' nursing home only. Subsequent application 16/00606 was refused in Nov'16 due to insufficient evidence for the extension onto the balcony, and the impact on the conservation area.

The following was established and discussed:-

- **Linford Park is not a listed building, but it is noted as an important building in the Western Escarpment Conservation Area character appraisal because of its cranked elevation, curved bays and projecting cornice.**
- **This application hopes to retain its features whilst improving the energy performance of the building, to remove the need to insulate internally.**
- **Brickwork - photos of the damaged brickwork were viewed, evidencing poor repairs where slips have been used. It was unknown if the damaged brickwork is to be repaired prior to the installation of the cladding and render.**
- **Materials – a resident raised concerns on using cladding materials which are imported from Brazil, stating a preference for something locally or UK sourced. The cladding is fixed onto lightweight batons, which are attached to the building.**

- **Light pollution - the windows are to remain largely the same, with some subtle reduction in size to some of the larger windows. The curved bay windows are to be retained. Passive Infrared sensors (PIRs) should be utilised to minimise light pollution.**
- **Traffic management – no information was available within the application on the size of the vehicles and anticipated number of vehicle movements per day. This raised concern, as the roads are narrow rural lanes with SSSI verges which need to be protected. Also no information was available on where contractors will park within the site, no construction schedule of how long the building works will take, and no details of how the waste will be removed from the site.**
- **Working hours – noted in the application as Monday to Saturday, but to minimise disturbance to local residents it was requested the working hours as Monday to Friday.**
- **In the absence of any comments from the Conservation Officer, the members felt the application can only be recommended under delegated powers.**
- **Future use - concerns had been raised by residents on the future use of the building, as it was confusing that some comments online were referring to a rehabilitation/mental health facility. It was also noted the highway system is inadequate for anything other than its' current use. However this application is considering the cladding only.**

In summary, it was noted that it would be a positive move for this dilapidated building coming back into use and previously raised concerns have been addressed within this application. The meeting was attended by several local residents who were permitted to express their views. The Parish Council were pleased that the application to clad the property was not objected to in principal but shared the residents' concerns and would like the following noted:

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

- **The Parish Council are disappointed at the lack of a Conservation Officer's report, given Linford Park is noted as an important building in Western Escarpment Conservation Area, and request the Case Officer has sight of it before issuing a decision.**
- **The Parish Council request to be consulted on the final proposals for specified materials, including the window treatments and paint colour.**
- **To minimise disturbance to locals and visitors the working hours should be limited to Monday to Friday only.**
- **Details of the timings of deliveries would be welcomed within a robust traffic management plan in order to minimise disruption and damage by vehicles over-running the verges on these narrow rural lanes.**
- **A thorough survey of the verges on the rural lanes used by the delivery and contractor vehicles should be carried out before and after any building works take place, and any repairs made as necessary.**
- **Due to the large amount of glazing on the southern elevation, the new glazing should be non-reflective.**

Seconded, all in favour (7).

17/06/78P

NFDC 17/10624 Church Cottage, Churchfield Lane, Harbridge – Glazed infill extension; dormer window; fenestration alterations. Cllr Loader explained the location and showed photos of the property. The following was established and discussed:-

- **The southern elevation is visible from the road and will remain the same. It has the current front door, but the property is sited on a difficult bend in the road which causes access problems.**
- **The proposals will result in streamlining the layout in order to make it more liveable. The porch will remain on the southern elevation.**

- The extra dormer on the eastern elevation is to improve the internal layout of the bedrooms (as currently one bedroom is only accessible through the master bedroom).
- A ground floor bathroom and the existing conservatory will be removed, and a glazed timber-framed infill extension will be installed as the main entrance to the property. This will allow more light into the property.
- Two windows will be removed, and one new window installed. Concern was noted on the increase in glazing on the western elevation and how it should be attenuated.
- The planning officer's briefing note states the floorspace measurements need to be calculated to check it is within the 30% permitted increase under DM20.

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

- **The Parish Council requested steps are taken to minimise any light pollution, particularly from the glazed infill extension on the western elevation, to preserve the dark skies any external lighting should form part of the materials submission to ensure they are PIR controlled.**
- **In the absence of floor space calculations, the Parish Council are happy if the case officer finds these to be within policy.**

Seconded, all in favour (7).

17/06/79P

NPA CONS/17/0424 Forest Corner, Cross Lanes, Mockbeggar – fell 1x Eucalyptus. Cllr Sampson explained the location and drew attention to Cllr Burtenshaw's email sent to all that day following her visit to the site. The non-indigenous tree is where the new septic tank is to be sited, very close the house.

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

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

17/06/80P

NPA 17/00199 Burnside, Rockford – *granted stc*

NFDC 16/11691 Quiet Waters, Ivy Lane, Blashford – *was lawful*

NFDC 16/11717 Druce Acres, Salisbury Road – *temporary permission for 5 years granted*

NPA CONS/17/0339 Foxglove Corner, Highwood – *raise no objections*

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

17/06/81P

The clerk advised all for the second time Cllr Burtenshaw will be attending the NPA Development Control Committee meeting on 14 June for 17/10346 Nonsuch.

11. Correspondence

17/06/82P

The clerk advised she is on annual leave from 8-15th June – please liaise with Cllr Burtenshaw or Cllr Spark in her absence.

17/06/83P

Unwanted visitors had been spotted on land in South Grley during the windy evenings – all were reminded to stay vigilant and keep outbuildings secure.

The meeting closed at 9.20pm.

The next Planning Committee meeting will be held on Tuesday 11th July 2017 at 7.30pm in Ellingham Church Hall.