

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 8 January 2019.

### Members:

|                           |                                |
|---------------------------|--------------------------------|
| Cllr Loader               | Cllr Burtenshaw – Chairman (P) |
| Cllr Errington (P)        | Cllr Lane                      |
| Cllr Webster (P)          | Cllr Sampson (P)               |
| Cllr Stainton-Burrell (P) | Cllr Taylor (P)                |
| Cllr Trebilco (P)         |                                |

*(P) denotes present*

### In attendance:

Natasha Mackenzie - Clerk

### Members of the public (3)

#### **1. Apologies**

19/01/01P

The clerk had received apologies from Cllrs Lane and Loader.

#### **2. Discussion on Appointment of Chairman**

19/01/02P

Cllr Loader has indicated he is happy to step up to be Chairman until elections on 2 May 2019. A new Chairman will need to be appointed following elections.

#### **3. Declarations of interest**

19/01/03P

Cllr Errington declared non-pecuniary interest in [NFNPA 18/00989](#) Horseshoes, South Gorley.

Cllr Burtenshaw declared a non-pecuniary interest in [NFNPA 18/00989](#) Horseshoes, South Gorley.

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

19/01/04P

The minutes of the last Planning Committee meeting on 11 December 2018 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Sampson. 4 in favour (3 abstentions as not present at that meeting).

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

19/01/05P

18/05/55P – advertised camping at Druce Acres. At present this is deemed as not a priority – clerk will diarise for April meeting.

18/11/161P - Land Rear of Primrose Cottage, Cuckoo Hill, South Gorley: The NPA Tree Officer has visited the site re: spoil being piled on the roots of the Oak trees. The landowner will remove it, and a further visit will be made.

19/01/180P – the clerk has sent BACS and postal address details to John Durnell re: transfer of the £10,000 for projects in the Hanson Concrete Charitable Trust area. Response awaited.

#### **6. Public Forum - none**

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

19/01/06P

[NFNPA 18/00928](#) Dorridge Hill, Furze Hill – Two storey extension; first floor extension to facilitate additional habitable accommodation; single storey extension; porch; 6no. new roof lights; demolition of existing single-storey extension  
**Multiple Parish consultation.**

Cllr Errington explained the location, showing aerial maps, photos of the house and the access track, advising the parish boundary runs through the curtilage of the property. The following was discussed and noted:-

- This property had been previously extended without consent, which was regularised by the current owners under an Lawful Development Certificate for Existing Use application in October 2015.

- The proposal is to remove two adjoining extensions on the southern elevation and use the equivalent amount of floorspace creating a first floor (bedroom, en-suite and store). There is no extension to the footprint of the property.
- The roof will be clay tiles, and building cladded in white render.
- The visual impact on the surrounding area by adding a second floor was carefully considered, as the property is perched on the hill. The second floor is not over the whole ground floor, and it is not much higher than the existing roof. The boundary is mainly 2m high evergreen hedging and the property is surrounded by deciduous birch and Scot's Pine.
- Concerns were voiced on the impact of plant machinery and large delivery vehicles affecting the condition of the access track (owned by National Trust), where contractors will park and building materials be stored, to ensure adequate protection of the SSSI around the access track.

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

- **The Parish Council believes the proposal will result in an improvement to the appearance of the building.**
- **With guidance from Natural England, a robust plan needs to be put in place to protect the surrounding SSSI, stating all contractors' vehicles and all building materials must be within the curtilage of the property.**
- **The National Trust must be consulted for their wishes regarding protecting the access track.**
- **Being mindful of the rural location, the applicant should be encouraged to take steps to mitigate all unnecessary light pollution with outside lighting to have Passive InfraRed sensors (PIRs) and all windows/rooflights to have window coverings or integrated blinds.**

Seconded, all in favour (7).

19/01/07P

NFNPA 18/00989 Horseshoes, South Gorley – Single storey rear & side extensions; front porch (demolition of existing garage, garden room & 2no. side porches). Cllr Burtenshaw requested Cllr Errington chair this application.

Cllr Burtenshaw explained the location, using aerial maps and showed photos of the property.

The following was discussed and noted:-

- The proposal is to remove a sun room and garage attached at right angles to the main building, and replace them with a single storey extension. Two small porches of UPVC construction will be removed on other elevations and the floorspace used as a small extension on the northern elevation.
- The applicant explained there may be changes in the fenestration (overall a reduction in glazing), and they were encourage to ensure the application is amended with the NFNPA. The members were content with the proposed changes.
- The proposals were considered an improvement on this 1970s building.

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

- **The Parish Council appreciate the applicants' attempt to improve the appearance of this 1970s dwelling, and are in support of the proposals.**
- **Any changes to the glazing must be referred to the Case Officer for their approval.**
- **Being mindful of the rural location, the applicant should be encouraged to take steps to mitigate all unnecessary light pollution with outside lighting to have Passive InfraRed sensors (PIRs) and all windows/rooflights to have window coverings or integrated blinds.**

Seconded, all in favour (7).

19/01/08P

NFDC 18/11340 Thatched Eaves, Salisbury Road, Ibsley - Use of garage as bed and breakfast accommodation; outbuilding to be used as bed and breakfast annexe; parking. **Re-consultation.**

Cllr Loader had emailed all members prior to the meeting highlighting the amendments:-

- Pod: changes from UPVC to timber window frames with tinted windows to enhance privacy, and sliding patio door to entrance door to allow fitting of blinds.
- Garage: changes to the garage doors and casement windows as requested by the Conservation Officer.

The members did not agree with the Conservation Officer's suggestion of a brick wall with an arch in a landscaped area.

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

- **The two buildings should be conditioned for incidental use only, and the installation of any kitchen facilities should be prohibited.**
- **In order to minimise unnecessary light pollution, the Parish Council request that Passive infrared sensors on any external lighting are a material consideration and blinds or curtains on glazing.**
- **The Parish Council would not look favourably on any future applications for outbuildings or a garage.**
- **The Parish Council do not agree with the Conservation Officer's suggestion of a brick wall with an arch in a landscaped area, as it would not be in keeping.**

Seconded, all in favour (7).

19/01/09P

NFNPA CONS/18/1240 Bramley House, Linford Road, Shobley – Prune 1x Willow tree; prune 1x group of mixed tree species. Cllr Sampson explained the location and showed photos of the willow visible from the road. Proposals are to pollard at a lower level than previously, and reduce the width of the mixed trees adjacent to the swimming pool.

**It was proposed to raise no objections to the NFNPA Tree Team.**

Seconded, all in favour (7).

19/01/10P

Forestry Commission HLS18-01 Linford Bottom felling licence – fell small trees, mostly within scrub. Cllrs Loader & Sampson had previously met with the Forestry Commission and circulated their report. It was agreed for no further comment to be submitted.

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

19/01/1aP

NFDC 18/11516 Holmwood, Snails Lane, Blashford - Single-Storey Rear Extension (Prior Approval Application) - *GPD Approved*

NFDC 18/11401 Blashford Lakes Study Centre, Ellingham Drove – *granted*

NFDC 18/11451 & 11452 The Old Rectory, Mockbeggar Lane, Ibsley - *granted stc*

NFNPA 18/00855 Junction Cottage, South Gorley – *withdrawn*

NFNPA 18/00789 Moyles Court School, Moyles Court, Rockford – *granted stc*

**9. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements**

19/01/12P

QU/18/0006 Hill View, Mockbeggar – case closed as garage complies with permission 18/00651.

The following applications are to be heard at Development Control Committee on Wednesday 9 January 9am and Cllr Burtenshaw has volunteered to speak:-

- NFDC 17/11180 Druce Acres – siting of a caravan for an agricultural worker;
- NFDC 18/10237 Druce Acres – birthing shelter/store (retrospective).

**10. Correspondence**

19/01/13P – Operation Resilience – Broomy Lane, Linwood will be closed during the day Monday to Friday from 7 January 2019 for 12 weeks in order to create passing places.

19/01/14P – the clerk will forward a map received from the Western Escarpment Conservation Area Steering group allocating members an area to survey the signage reporting any redundant or unnecessary at the next meeting on 22 January. **Clerk to do.**

19/01/15P - NFNPA will cease to send paper copies of documents relating to planning applications from 1 March 2019. All documents are accessed via the website.

19/01/16P - NFALC meeting on 17 January; Cllr Lane is unable to attend, and a volunteer was requested. Cllrs Sampson and Taylor to check their diaries.

The meeting closed at 8.50pm.

**Forthcoming Planning Committee meetings at 7.30pm in Ellingham Church Hall:-**

**Tuesday 12<sup>th</sup> February 2019**

**Tuesday 12<sup>th</sup> March 2019**