

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 8 March 2016.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (4)

1. Apologies

16/27P

The clerk had received apologies from Cllrs Burtenshaw, Lane and Stainton-Burrell (clerk had not seen email sent by Cllr Stainton-Burrell before the meeting, so her apologies were assumed).

2. Declarations of interest

16/28P

Cllr Webster declared a non-pecuniary interest in NFDC 16/10086 Nonsuch.
Cllr Errington declared a non-pecuniary interest in NPA 16/00063 Burnside.
Cllr Sampson declared a non-pecuniary interest in NFDC 16/10148 Harbridge School House.
All were able to speak and vote.

3. Minutes of the last meeting

16/29P

The minutes of the last Planning Committee meeting on 8 February 2016 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Sampson. 6 in favour (1 abstention as not present at that meeting).

4. Matters Arising

16/30P

15/86P – Picket Post; parking on verge and access road. Following the meeting on 18 November, responsibility for this case has moved within Highways – clerk is awaiting update from the new contact Andrew Winson.

15/158P – Blocked access to FP1 – Ibsley Drove. Letter has been sent to landowner regarding their right of way responsibility for FP1, suggesting a meeting with the clerk and John Cartwright (HCC Rights of Way office).

16/04P Newtown Lane – National Trust and Hampshire Countryside are taking action to protect and prevent further damage to the roots of several mature oaks by the installation of dragon's teeth to

the top of the National Trust owned track. National Trust are intending to erect a sign advising “No unauthorised vehicles”, the top of the track is not a designated parking area but a footpath and bridleway. **Article received from Jake for newsletter and to go on website.**

16/10P Clerk’s action points: The scheduled cut on AVP FP703 is early July.

5. Public Forum - none

6. Development control and TPO applications:

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

16/31P

NPA 16/00063 Burnside, Rockford – dwelling: garage/carport with workshop over; access alterations; demolition of existing dwelling. Cllr Spark requested Cllr Errington chair this application.

Cllr Spark explained the location of the property, which was subject to a fire in January 2010. He also showed photos of the cottage as it has been left unoccupied and untended since then. Regrettably there has been little protection from the elements or crime.

During discussions the following was established and discussed:-

- **The application is to demolish the thatch cottage with cob, wattle and daub walls and replace it with a 4 bed property using painted brick and tiles, and a detached garage with office space over.**
- **The property is not listed, however it is noted within the conservation area.**
- **No work has been undertaken to preserve the property following the fire, and it has been subject to rain damage and vandalism.**
- **The Conservation Officer’s report states there is insufficient information on the current condition of the building, and asks for clarification on many matters. The summary is to object until further information is received.**
- **That both the ‘heritage’ document and the viability statements have been drawn up by companies employed by the applicant.**
- **The Planning Officer’s briefing note states accurate floor space measurements are needed in order to determine if any increase in habitable floor space is within policy and whether it is a small dwelling or not. It also states no objection in principle if it complies with DP10, however it would need to make a positive contribution to the conservation and historical heritage of the area.**
- **Some walls are constructed of wattle and daub onto cobb, and this was recognised as an interesting element in this historic building which are sound enough to be restored.**

It was proposed to recommend refusal under option 2 with delegated powers to NPA with the following comment:-

The Parish Council feel there is insufficient information within the application to make a determination. The parish council would be very disappointed if this property is not restored and, at the very least, replaces with a similar thatched dwelling.

Seconded, all in favour (7).

Cllr Spark resumed as chair.

16/32P

NFDC 16/10086 Nonsuch, Mockbeggar Lane – roof alterations to extend first floor; Juliet balcony; roof lights; side porch; fenestration alterations. Cllr Shand explained the location of this property built in 1936 within the now designated Ibsley Conservation area. There was a previous planning

application 14/10557 and this current application aims to address some of the concerns raised in the Parish Council's response to 14/10557. The proposed elevations were viewed and compared to the previous proposals and the current elevations.

During discussions the following was discussed and established:-

- The porch and front door on the lane-facing southern elevation will be removed and replaced with a window.
- The proposed side porch has been reduced in height with a tiled roof which helps minimise light pollution.
- This application seeks to make more use of the floor space in the loft, and the front roof would mirror the rear roof, making it visually more appealing.
- The Planning Officer's briefing note states they have concerns with the increase in floor space, measure at 37.5% by their calculations, and with the balcony.
- The applicant advised the members there is a disagreement over the measurement of the habitable floor space in the loft – NFDC disagree with the applicant on the measurement of the existing floor space. The applicant's architect calculates the increase of floor space at 26.9%.
- To clarify, policy DP11 states *"accommodation within the roof space is included where there is natural light, a permanent staircase and headroom of at least 1.5m"*. The Briefing Note states *"with reference to previous plans submitted for this property, the area [the roof] was not originally accessible as accommodation. Furthermore there is no provision within the policy to omit roof areas where the height is less than 1.5m from the additional floor space measurements."*
- The members still had concerns on the 4 paned Juliet balcony on the first floor on the southern elevation. It was discussed and agreed with the applicant the members would be happy for it to be reduced in size to 3 panes to make the dwelling look more in proportion. The applicant was happy with this and advised he would discuss it with the planning officer at their forthcoming visit.

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

- **The redesign to the building and porch is considered more sympathetic to the existing building.**
- **We would request the first floor Juliet balcony window is reduced in size, withdrawing the sides away from the eaves at the top, possibly from four panes to three panes, to make the balcony look more in proportion to the gable end. This would also be helped if the doorway below was enlarged slightly again perhaps with the same number of panels.**
- **The Planning Officer and the applicant need to resolve the how the increase of habitable floor space is measured to ensure it is within the 30% permitted.**

Seconded, all in favour (7).

16/33P

NFDC 16/10074 Sunset, Ivy Lane, Blashford – retention of boundary fence and gates **Amended Plans**. Cllr Loader explained this application being discussed again as the applicant has submitted amended plans following the discussions at the last planning committee meeting.

The applicant has agreed to:-

- Reduce the westerly close boarded fence height to 1.1m and top with trellis to a height of 1.8m, replicating the fencing at the rear of the property overlooking the lakes.
- Plant and enhance the new native hedging inside the boundary where it would enjoy full sun and provide screening in time. The existing hedge within the boundary along the eastern fence will be developed further to provide screening.

The members were satisfied the gates are set back approx. 5m from the road.

It was proposed to recommend permission under option 3 to NFDC.

Seconded. All in favour (7).

16/34P

NFDC 15/11126 Spring Hill Farm, Bleak Hill, Harbridge – use of barn as residential dwelling **Amended Plans**. Cllr Loader reminded all of the location and detailed the previous plans looked at in 2015.

During discussions the following was discussed and established:-

- With the development of the Old Dairy and West Barn, the allowance for converting agricultural buildings to dwellings has been exhausted. This development must have planning permission.
- Previously, the members were concerned with the extensive amount of glazing proposed throughout the property, and the inadequate provision for bats and owls.
- In order to address these concerns, the amended plans show the glass roof on the southern elevation is now proposed to be constructed of slate with three roof lights and the pitch has been dropped slightly to accommodate three window at first floor height in the main barn; the windows in the main barn have been reduced in size on the northern elevation and the window removed on the 'filled in' lean-to.

Concerns were raised on:-

- The increase of height of the 'filled in' lean-to on the northern elevation resulting in a loss of identity for the main section. I.e. a traditional Hampshire barn.
- The plans do not state what the brick wall with piers on the southern elevation is to be constructed of, and whether the piers are intended as a feature with the depth being defined by the wall being set back slightly.
- Whether the proposed three windows on the southern elevation in the main barn would visually look better as clerestory windows along the length of the barn.
- Whether the proposed 'filled in' lean-to on the northern elevation would look better visually if it was set back slightly, as it is for the utility room on the southern elevation.

It was proposed to recommend refusal under option 2 to NFDC with the following comments:-

- **Whilst the Parish Council are happy for this barn to be converted and appreciate the changes made so far they feel that there is a lack of detail to the plans.**
- **The Parish Council is concerned that the raising of the roof height of the filled in lean-to and because it is not recessed from the northern elevation the result blurs rather than defines the identity of a traditional Hampshire barn.**
- **There is insufficient information regarding the southern elevation's brick wall and piers. There is no indication of what it is constructed of, brick or rendered, herringbone or stretcher bond and it was thought it would look better if the piers are built as a feature with the depth being defined by the walls being set back slightly.**
- **The proposed three windows on the southern elevation in the main barn would visually look better as a single clerestory window along the length of the barn.**
- **Whilst provision for owls has been addressed, the Parish Council would welcome provision nearby for bats.**
- **The Parish Council would encourage the Case Officer to include all external lighting and light attenuation to be a material consideration when setting conditions.**

Seconded. All in favour (7).

Cllr Spark resumes as Chair.

7. Lawful Development Certificate application for Existing Use:

16/35P

NFDC 16/10148 Harbridge School House, Ellingham – use as 1 dwelling (Lawful Use Certificate for retaining an existing use or operation). Cllr Errington explained this application is to gain a certificate for lawful use of the whole of the site as a residential dwelling, and proof is required that both parts of the property have been used as such for more than four years. The school closed in the 1960s and was let as a residence until 2014.

Cllr Errington advised he has been advised on good verbal authority that the school part of the building has not been inhabited for the requisite period, however the Parish Council do not want this to stand in the way of this building being restored. Also it was agreed that the photos enclosed within the application are poor evidence to substantiate the claim it has been inhabited.

Cllr Errington proposed to respond to NFDC as follows:-

The Parish Council have been informed the school part of the building has not been inhabited for the requisite period of four years, and the photos enclosed within the application are poor evidence to substantiate the claim it has been inhabited. However the Parish Council do not want this to stand in the way of this building being restored.

Seconded, all in favour (7).

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

16/36

NPA 15/00916 Land rear of Primrose Cottage, South Gorley – *granted stc*

NFDC 15/11792 Ringwood Delivery Office, Units 2 to 5, Headlands Business Park, Blashford – *granted stc*

9. Planning Authority Committee meetings, Appeals and Enforcements

16/37P

EN/13/0741 Mockbeggar Lakes – enforcement case; update circ.12Feb. The clerk informed the members that action by NFDC has been deemed non-expedient for the newly formed car park, and the track has been deemed as existing since it was an airfield in WW2.

The existing map was overlaid on a wartime map and it is evident the track is not in the same place.

Cllrs Errington and Webster to formulate a response to NFDC.

10. Consultations

16/38P

DCLG Implementation of planning changes: technical consultation; deadline 15Apr16.

Cllr Errington briefed members of how this consultation is considering the privatisation of planning development control within authorities to reduce costs. **Cllr Errington will circulate the National Park's response to all and echo the Parish Council's support of their opinion.**

Cllr Spark proposed to suspend Standing Orders to continue the meeting past 9.30pm.

Seconded, all in favour.

11. Consider ditch work near culvert immediately south of Ibsley Service Station, Mockbeggar (circ.2Mar)

16/39P

The clerk briefed members on the recent meeting with Natural England and advised their consent had been given to dig the ditch to the depth of the culvert immediately south of Ibsley Service Station outside 'Oakford' and deeper by up to 9 inches outside 'Coppice View'. It is hoped this will assist the water flowing through the culvert under the Gorley Road and the garage's forecourt and prevent the standing water following heavy rains across the road. The cost from the usual contractor who has expertly carried out similar ditching work in Mockbeggar is anticipated at approx. £500. It was proposed to go ahead with these works. Seconded, all in favour (7).

Clerk to write to residents affected.

12. Correspondence

16/40P

It had previously been mentioned that Purple Haze would not be going ahead however to clarify this is according to the Dorset Mineral Plan. It could still progress in the Hampshire Minerals Plan. It had been reported to the clerk the sheep are eating the tree bark in the paddock adjacent to Harbridge House, which is sited within a conservation area and the trees should be protected. **Clerk to contact the owner of the sheep.**

13. Other Business

16/41P

The clerk had circulated on 1Mar16 details of free NPA Training Sessions on four different topics. **Add to agenda for next meeting.**

16/42P

Concerns were raised at the intensification of the business use at Cross Lanes Farm. **Clerk to discuss with NFDC Enforcement Team.**

The meeting closed at 9.41pm.

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