

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 8 May 2018.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie – Clerk

Members of the public (3)

1. Apologies

18/05/46P

The clerk had received apologies from Cllrs Lane and Trebilco. Apologies assumed from Cllrs Spark and Stainton-Burrell.

2. Declarations of interest

3. To approve the minutes of the last meeting

18/05/47P

The minutes of the last Planning Committee meeting on 10 April 2018 were approved and signed as correct. Proposed by Cllr Sampson, seconded by Cllr Errington. 3 in favour, 1 abstention.

4. Chairman's Report of Matters Arising – none

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.

18/05/48P

NFNPA 18/00259 A31 Milestone at Handy Cross, Ringwood – Repair of 1no. milestone (Application for Listed Building Consent). The milestone is sited on the verge of the westbound carriageway.

It was proposed to hand it back to the NPA for consultation with the Conservation Officer.

Seconded, all in favour.

18/05/49P

NFNPA 18/00307 Land rear of Primrose Cottage, Cuckoo Hill, South Gorley – Application to remove conditions 1 & 2 (Named Operator) of Appeal Decision T/APP/B1740/A/89/131065/P7 of PP 15/00916. Cllr Errington reminded all of the location, previously used as Site 7 of RAF Ibsley with some wartime structures still in situ, and summarised the planning history as follows:-

- In 1989 permission was granted on appeal for log-cutting and erection of garage for machinery. Seven conditions were imposed (on the area marked in red only), condition 1 stating the site is for the sole use of J Barrell and employees, and condition 2 states when the site ceases to be occupied by J Barrell, all materials and equipment brought to the site shall be removed.
 - The original application states the site was also used for the growing of Christmas trees, which is no longer carried out on site.
 - In 2015, planning application 15/00916 was granted to vary condition 1 and 2 to allow R Heron as a permitted operator from the site.
- It is these two conditions, 1 and 2, which this application seeks to remove, in order to allow leasing the site to other operators without the need for a planning application each time.

The following was discussed and established:-

- Photo of the site were viewed, showing some structures on the western side of the site, logs, building materials, also an area which has recently been cleared and regraded.
- The necessity for having permitted operators of the site listed within the conditions was discussed, and whether this helps regulate the operation of the site or if better enforcement of the conditions is needed.
- The appeal inspector's opinions on the use of the site at the time of the appeal in 1989 were reviewed, and the inspector stated 6 movements a day would be deemed appropriate. However, the number of vehicle movements and the size of vehicles was not listed within the conditions. Members felt the vehicle size and number of movements from this site need careful conditioning.
- It was commented that the recent operation of the site has not been in keeping with the conditions, suggesting the conditions should be revisited to show appropriateness to the use of the site and the access track, which are sited within the National Park boundary, due consideration on the impact to neighbouring properties, in a modern day business context 35 years on from the appeal being granted.
- It was suggested it could be dangerous to completely remove condition 2, as this condition states once the site ceases to be occupied, all materials and equipment brought to the site shall be removed. It was suggested as preferable to remove the named operator rather than remove the whole condition.

Cllr Sampson left at 8.25pm.

- It was suggested that if the site has ceased to fulfil its originally permitted function, then let a viable business appropriate to the location apply to use the site, without a named operator, and the appropriate conditioning be put in place to regulate the use of the site.

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

- **Rather than the removal of condition 2, the Parish Council would welcome only the named operators are removed from condition 2, as this condition states once the site ceases to be occupied, all materials and equipment brought to the site shall be removed.**
- **The remaining conditions 3 to 7 require re-examining in order to control the number of vehicle movements and the size of vehicles used on the rural track to the site within the National Park, the impact on neighbouring properties and the appropriateness for the use of this site.**
- **Should the above not be possible, the Parish Council would welcome a new application setting out the future intended use of the site, along with proposed activity, in order to allow appropriate and stringent conditioning to regulate the site.**

Seconded, all in favour (4).

18/05/50P

NFDC 17/11375 Little Park, Salisbury Road - Detached double garage; demolition of existing garage.

Cllr Burtenshaw reminded all of the property's location, opposite the Old Beams Inn, and a previous application in 2015 to demolish and rebuild the garage (withdrawn by applicant).

The following was discussed and established:-

- This application is for an oak-framed, two bay, open-fronted garage, sited further away from the dwelling accessed by a new track.
- A detailed arboricultural assessment advised no trees will be lost, only a hedge and several shrubs, and existing trees and roots will be protected during the creation of the track and building works.

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

- **The Parish Council welcomed the sensitively thought through application, with good design and location appropriate to the conservation area.**

Seconded, all in favour.

NFDC 18/10559 The Stags, South Gorley – Prior Notification Rear Extension **FOR INFORMATION ONLY**

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

18/05/51P

NFNPA CONS/18/0219 Forelock Farm, Moyles Court – *raise no objections*

NFNPA 18/00160 McDonald's Restaurant, Picket Post – *refused*

~~Error LDCP NPA 18/00048 Primrose Cottage, Cuckoo Hill, South Gorley – was lawful~~

Should read: LDC Proposed: NPA 18/10337 Primrose Cottage, Midgham Road, Fordingbridge - *was lawful*

NFDC 17/11637 North End Farm, 31 Harbridge Green – *temporary permission granted*

8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements:

18/05/52P

NFDC Development Control Committee 9 May 2018 - NFDC 18/10274 Lake House, Woolmer Lane, Blashford – House; parking & landscaping: ecological enhancements; demolition of existing. **Delayed until 13 June meeting**

Enforcement Notice Issued – EN/17/0183 NFNPA 18/00160 McDonald's Restaurant, Picket Post – without planning permission reconfiguration of car park to provide 6 additional car parking spaces

Enforcement Investigation commenced – EN/18/0147 West Barn, Bleak Hill Farm, Bleak Hill, Harbridge – development not in accordance with approved plans

New Enforcement Case EN/18/018 Communications Site, Salisbury Road, Ibsley - Breach of condition (colour finish of the monopole)

9. Correspondence

18/05/53P

The clerk had received notification of two Tree Preservation Orders:-

TPO/0018/18 Land off Salisbury Road

TPO/0019/18 Woodland at Woolmer Lane

Clerk to circulate to all.

18/05/54P - Natural England have revised their comments on this application, and it will be discussed at the next meeting of the Planning Committee on 12 June: NFNPA 17/00692 Forest Corner – Replacement septic tank; installation of soakaway drainage.

18/05/55P - The clerk has been made aware of camping pitches being advertised at Druce Acres.

Clerk to advise NFDC.

18/05/56P – Cllr Burtenshaw advised the Ibsley Village Hall committee have enquired about renovating the track to the hall; she has encouraged them to refer to Natural England.

18/05/57P – the clerk reported the recent First Aid Training session was a very successful community event, with local volunteers for the Community Support Group and Good Neighbour Calling Circle.

The meeting closed at 9.10pm.

Forthcoming Planning Committee meetings:-

Tuesday 12th June & Tuesday 10th July 2018 - 7.30pm in Ellingham Church Hall