

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

### Members:

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

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (2)

#### **1. Apologies**

16/166P

The clerk had received apologies from Cllr Lane and Cllr Stainton-Burrell. Apologies were assumed from Cllr Sampson.

#### **2. Declarations of interest – none.**

#### **3. Minutes of the last meeting**

16/167P

The minutes of the last Planning Committee meeting on 11 October 2016 were approved and signed as correct. Proposed by Cllr Loader, seconded by Cllr Shand. 7 in favour.

#### **4. Matters Arising**

16/168P

16/58P - General Footpath matters – FP31 replacement stiles project. Cllr Burtenshaw is still progressing improvements to the access to FP31, through liaison with the owners and Ringwood & Fordingbridge Footpath Society regarding replacing the wall with a kissing gate/self-closing gate.

15/95P and 16/37P - EN/13/0741 Mockbeggar Lakes – Enforcement Investigation Case re: gravel track infrastructure. **On Agenda**

16/42P – EN/16/0168 - Concerns had been raised at the intensification of the business use at Cross Lanes Farm. The owner is intending to submit an application to NFDC.

16/66P – Druce Acres, Hucklesbrook. EN/16/0336 - Outbuildings/field shelters; NFDC enforcement have responded, advising applicant is considering submission of a planning application. EN/16/0560 – Alpaca business; NFDC Enforcement advise the owner has referred to their planning agent. Update awaited in due course.

16/69P – EN/16/0335 - Sunset, Ivy Lane re: fence. NFDC enforcement team have advised HCC Highways have no safety concerns, it is likely to be non-expedient to pursue. Update awaited.

16/108P - Edgemoor Farm; expiry of temporary planning permission for mobile home. NPA Enforcement Officer has conducted a site visit and the second fit is being carried out whilst the mobile home is being used as the principle dwelling. She will continue to monitor this case and update in due course.

16/110P – EN/16/0404 Quiet Waters, Ivy Lane re: development of outbuildings and a manege. NFDC enforcement team have advised the owner will be submitting multiple retrospective planning applications.

16/135P – Clerk has asked Bob Brown HCC to investigate whose responsibility it is to cut back the vegetation overhanging the verge (4Oct). Response awaited.

16/160P – Ongoing use of outbuildings/garages for incidental use; Cllr Shand is still in progress of splitting list for members to check whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling.

16/162P – access to Ibsley Water: NE corner of Ellingham Cross Roads. Clerk had circulated details (18 Oct) of the pp granted to HIWWT 11/97712 to retain this access for the purposes of wildlife conservation management. No further action required.

## 5. Public Forum

16/169P

An attending resident enquired if members were aware of any proposals to reduce the National Speed Limit on the A338 through Blashford; no one was aware of any such proposals.

## 6. Development control and TPO applications:

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

16/170P

NFDC 16/11425 Goblins Green, Salisbury Road, Blashford – two-storey side extension.

Cllr Spark requested Cllr Loader chair this application. Cllr Spark explained the location, reminding members this is a resubmission of the previous application in order to comply with the 30% permitted increase in habitable floor space rule.

The proposed elevations were viewed and compared to the previous application's elevations, and the following was established and discussed:-

- The Planning Officer's previous reason for refusal were regarding the overly dominant height and gabled form of the two storey extension, and the floor space increase exceeding 30%.
- The applicant confirmed:- the object of the application is to create a bigger family home; the new materials will match the existing (white render and matching roof tiles); no objections have been received by neighbours or the Somerley Estate; no issues are encountered with the water table; there are no plans to build another garage.
- It was mentioned that the original cottage has been rather overwhelmed with unsympathetic extensions added in the 50s and 70s, and thought this proposal is the best fit to retain the original central section of the cottage.
- As this application removes the garage, it was noted a future application for a new garage would be viewed unfavourably.

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

- The unsympathetic extensions added in the 50s and 70s have resulted in the original cottage being rather overwhelmed, the Parish Council feel and thought this proposal is the best fit to retain the original central section of the cottage
- The materials to be used must match the existing white smooth render with matching roof tiles.
- Any future application for a garage will be regarded unfavourably.

Seconded, all in favour (7).

It was proposed to rescind this vote, as it was incorrectly proposed under option 1 with delegated powers, instead of option 3. Seconded, all in favour (7).

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

- **The unsympathetic extensions added in the 50s and 70s have resulted in the original cottage being rather overwhelmed, the Parish Council feel that this proposal is the best fit if the applicant wishes to retain the original central section of the cottage.**
- **The materials to be used must match the existing white smooth render with matching roof tiles.**
- **Any future application for a garage will be regarded unfavourably.**

Seconded, all in favour (7).

16/171P

NFDC 16/11429 Land adjacent to Hamer Warren Quarry, Harbridge Drove – Flexible Generation Plant / Short Term Operating Reserve (STOR). Cllr Burtenshaw reminded members this is the resubmission of the withdrawn application 16/11081, advising the Design & Access statement has additional detail regarding the noise pollution and air quality.

During discussions the following was established and discussed:-

- To mitigate some of the noise pollution, this application proposes to create a 4m high bund around the site, along with planting on and around it, and the installation of acoustic fencing (to absorb noise and bounce it upwards). It was thought these were sensible measures but there were still concerns given the cumulative effect of several generators.
- Regarding the type of fuel the STOR generators are able to operate on (GTL, bio diesel or diesel), members were advised DEFRA will shortly be consulting regarding controlled emissions from small generators (such generators often used as a power supply back up are currently exempt from NOx regulations). It was suggested the Parish Council is not informed enough to comment in detail until the DEFRA consultation has been carried out. Also, the applicant does not want to restrict the fuel type to bio diesel only.
- Concerns were raised again of this application changing the use of the restored land from agricultural to industrial, and it is not considered appropriate in this rural location. It was a condition of the restoration agreement following the gravel extraction that the land should be returned to agricultural use.
- The Parish Council's comments on the previous planning application were summarised.
- The Planning Officer's briefing note advised the scale, mass and appearance of the proposed STOR plant are all to be considered.

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

- **The Parish Council wish NFDC to consider postponing their decision on this application until the review by DEFRA regarding the operation and emissions from small generators has been carried out.**
- **More information is needed to prove the need for such a power back up supply in this specific location.**
- **In the original planning application, it was conditioned that this land should be restored to agricultural use after gravel extraction. This application for a STOR would result in a change of use from agricultural to industrial, which is considered inappropriate in this rural location.**
- **The applicant has indicated that although the generators will run on GTL (much more environmentally friendly fuel) they will not consider conditioning to its exclusive use and diesel/bio diesel is still a concern for pollution.**

Seconded, 6 in favour, 1 abstention.

16/172P

Forestry Commission Felling Licence HLS16-06 Dockens Water – fell or ringbark Scots pine in two areas. Cllr Errington explained the location, showing an aerial map of the two groups of Scots pine proposed to be felled or ringbarked. Photos of some of the trees were shown, and it was advised that large, interesting specimens will not be felled or ringbarked. Concerns were raised whether an environmental assessment has been made of the trees to be surveyed for a presence of nesting birds,

and whether the reasoning regarding non-native species is a valid justification for the removal of these trees.

A proposal to raise no objections was made, however there was no support to second it.

**It was then proposed to raise objections to the Forestry Commission with the following comments:-**

- **These trees have considerable amenity value and, although they are classified as non-native, it is thought this is not sufficient justification for the destruction of these Scots pine.**

Seconded, 5 in favour, 1 against, 1 abstention.

It was suggested to invite Sarah Oakley to a future Parish Council meeting to talk on the Forest Design Plan. **Clerk to extend invitation.**

16/173P

NPA CONS/16/1052 Hockey's, South Gorley – Fell 2x Eucalyptus. Cllr Shand showed photos of the two trees in question, one is very close to the house and the other is leaning; branches are near telephone cables. Removal of both non-native trees would give the willow more opportunity to flourish.

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

Seconded, 6 in favour, 1 abstention.

16/174P

NPA CONS/16/1064 Horseshoes, South Gorley – fell 1x Cypress tree. Cllr Shand explained the location of the tree, sited fairly close to the house, and showed photos from different angles.

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

Seconded, 6 in favour, 1 abstention.

16/175P

NPA CONS/16/1103 2 Northlynn Cottages, Highwood Lane, Highwood – Prune 2 x Conifer trees, prune 1 x Yew tree, prune 1 x Beech tree. Cllr Shand explained the location and advised trees are in desperate need of arboricultural maintenance, as they have not been maintained for some considerable time. Photos of the conifers to be reduced to 4m to increase light into the garden were viewed.

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

Seconded, 7 in favour.

16/176P

NPA TPO/16/1100 Forest Edge, Shobley – tree works to Oak. Cllr Shand explained the location and advised the application seeks to remove the epicormic growth from the Oak (subject to a Tree Preservation Order) and crown lift to a height of 5.2m over the highway.

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

Seconded, 7 in favour.

16/177P

NFDC 16/11311 Nea Cottage East, 14 Alderholt Road, Somerley – outbuilding. Cllr Burtenshaw explained the location using aerial maps, advising it is part of a pair of semi-detached, thatched dwellings. During discussions the following was established and discussed:-

- The existing cabin in the rear garden is used as a gym, with the proposed new cabin being next to it and is to be used as a relaxation area.
- The proposed outbuilding would be timber built, with a felt roof, its' dimensions of 6m x 5.1m with a roof height of 3.98m, and comprise of a kitchen, lounge and shower room.
- Concerns were raised regarding the size and massing of such a structure, its proximity to the listed building, and the potential for it to be used independently from the main dwelling.
- Several other outbuildings were noted within the curtilage of this dwelling.

- The Planning Officer's briefing note states "There are concerns that the proposed form, design, footprint and materials would be an inappropriate form of development in close proximity to the Listed Building, which could detract from the setting and character of the property".

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

- **The Parish Council are concerned regarding the size and massing of the proposed outbuilding, with its proposed location being too close to, and elevated above, the listed building. The ridge seems unreasonably high and, when combined with the location, sets the outbuilding at the same height as the main dwelling.**

Seconded, 7 in favour.

*Cllr Spark proposed to suspend Standing Orders at 9.29pm. Seconded, all in favour.*

16/178P

NPA 16/00899 Newlands Farm, Moyles Court, Rockford – application for removal of Condition 1 of PP RFR/10608 to remove agricultural occupancy condition. Cllr Errington explained this application seeks to vary the planning condition to formally remove the agricultural tie on the Newlands Farm bungalow.

During discussions the following was established and discussed:-

- Planning permission was granted in 1965, against policy at that time, for an agricultural worker's dwelling at Newlands Farm.
- In November 2015, a Lawful Development Certificate for Existing Use (Certificate of Lawfulness) was granted in breach of Condition 1 (agricultural occupancy of the dwelling) of planning permission RFR. 10608 (application ref 15/00533).
- In the LDCE granted for Newlands Farm in 1995, the First Schedule advised the operations permitted: "A mixed use for the commercial keeping of an average of 12 horses being on the land at any one time including the provision of grazing, supervision, care, security, stabling and feeding of the horses and for agriculture".
- Policy DP14: Removal of Agricultural Occupancy Conditions was reviewed and discussed. It was noted that the Planning Statement states that: "...the Condition [1] serves no useful purpose because it is extremely unlikely to be reactivated". However, the application offers no evidence as to whether (or not) there is a continued need for overnight as well as daytime **supervision, care and security** of the livery operation and stables at Newlands Farm.
- It was also noted that the bungalow curtilage denoted on the Location Plan does not include the planted-up area of pasture to the north of the bungalow although this is not currently separated by fencing from the domestic curtilage.

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

- **In the LDCE granted for Newlands Farm in 1995, the First Schedule advised the operations permitted: "A mixed use for the commercial keeping of an average of 12 horses being on the land at any one time including the provision of grazing, supervision, care, security, stabling and feeding of the horses and for agriculture".**
- **With reference to Policy DP14: Removal of Agricultural Occupancy Conditions: While the Parish Council does not offer a consideration of the Appeal decisions cited in the Planning Statement, it was noted that this states: "...that the Condition [1] serves no useful purpose because it is extremely unlikely to be reactivated". However, the application gives no evidence as to whether (or not) there is a continued need for overnight as well as daytime supervision, care and security of the livery operation and stables at Newlands Farm.**
- **It was also noted that the bungalow curtilage denoted on the Location Plan does not include the planted-up area of pasture to the north of the bungalow although this is not currently separated by fencing from the domestic curtilage.**

Seconded, all in favour (7).

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

16/179P

NPA CONS/16/0856 The Old Rectory, Mockbeggar Lane, Ibsley – *Raise no objections*NFDC 16/11042 Wisteria Cottage, Bleak Hill – *refused*NPA 16/00729 Mount Farm Cottage, Highwood – *granted stc***8. Planning Authority Committee meetings, Appeals and Enforcements**

16/180P

Approval of report to NFDC Enforcement re: gravel track infrastructure at Mockbeggar Lakes. The following was discussed:-

- Cllr Errington has encountered severe technology issues for the last few weeks and has been limited in his ability to continue the review of Cllr Webster's report.
- Just prior to this meeting, a detailed report has been received by all members from a local resident following the discussion at the last Parish Council meeting.
- Cllr Trebilco expressed distress at the lack of communication from the Parish Council to the Mockbeggar residents regarding this issue over many years, stating that she was "not even aware of the issue". Cllr Spark pointed out that this was a little unfair to lay at the feet of the Parish Council; it has been an Agenda Item whenever under discussion and that parishioners are always encouraged to look at the noticeboards, attend meetings and are now receiving newsletters on a regular basis.

A draft to NFDC is underway, and is hoped to be on the agenda for the next planning meeting. **Clerk to add to the agenda for 13 December 2016.**

**9. Consultations:**

16/181P

NFDC 1APP Consultation on Revisions to Planning Requirements; deadline 24Nov'16 (circ.1Nov).

Cllr Burtenshaw volunteered to review this consultation.

NFDC Local Plan Review Call for Brownfield Sites (outside the National Park); deadline 2Dec'16(circ.1Nov). This will be featured in the forthcoming newsletter to advise residents of the consultation.**10. Correspondence**

16/182P

Two applications are going to be heard at the NPA Development Control Committee meeting on 15 November; NPA 16/00740 McDonalds reconfiguration of 6 parking spaces – Cllr Errington will liaise with planning officer to find out their recommendation; NPA 16/00571 Latchmore Wetland Restoration – Cllr Loader will attend as an observer.

16/183P

Hampshire County Council Consultation on revisions to the Hampshire draft of Community Involvement Consultation (planning) Deadline 19Dec'16. Cllr Burtenshaw volunteered to respond to this consultation.

**11. Other Business**

16/184P

The clerk was asked to feature recent crime in Highwood in the next newsletter. **Clerk to action.**

16/185P

Cllr Loader advised there is a notice on the red phone box at New Road, Mockbeggar advising it will be decommissioned. Clerk has received a consultation from NFDC but no phone boxes in the National Park are included in it. Suggestions of retaining the actual phone box for leaflets, defibrillator and/or as an information point were mentioned. **Clerk to investigate and report back at the Parish Council meeting on 29 November.**

16/186P

The clerk advised all to send proposed content for the next EHI News to her by Tuesday 15 November.

16/187P

Cllr Trebilco advised she had emailed Cllr Burtenshaw and the clerk regarding expressed desire from several Mockbeggar residents (directly to Cllr Trebilco or her husband) for the installation of benches for locals to use immediately south of Ibsley Village Hall (land known as Communal Site 2 or affordable housing project site 4). Cllr Burtenshaw requested the clerk forward her correspondence to all members, and confirmed it is a matter for discussion by the Parish Council. **Clerk to circulate correspondence.**

The meeting closed at 10.30pm.

**The next Planning Committee meeting will be held on  
Tuesday 13<sup>th</sup> December 2016 at 7.30pm in Ellingham Church Hall**