

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 9 April 2019.

Members:

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

(P) denotes present

In attendance:

Melissa Edmunds – new Clerk
Natasha Mackenzie – Clerk

Members of the public (3)

1. Apologies

19/04/45P

The clerk had received apologies from Cllrs Lane and Trebilco.

2. **Declarations of interest:**
- Cllr Burtenshaw – non pecuniary - NFDC 19/10282 Forest View
 - Cllr Errington – non pecuniary - NFNPA 19/00150 Rockford Farm Barns
 - Cllr Webster – non pecuniary - NFNPA 19/00150 Rockford Farm Barns

3. To approve the minutes of the last meeting

19/04/46P

The minutes of the last Planning Committee meeting on 12 March 2019 were approved and signed as correct. Proposed by Cllr Taylor, seconded by Cllr Webster. 6 in favour 1 (abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

19/04/47P

NFDC 19/10073 Sunset, Ivy Lane – Clerk requested to seek an update on enforcement for Ivy Lane – **Clerk to action.**
19/01/13P – Operation Resilience – Broomy Lane, the signs have been removed on Linford Road, still awaiting safety audit report from HCC. The concerns with the dragon teeth must be taken up with the Forestry Commission.

5. Public Forum - none

6. To consider responses for Development control and TPO applications:

19/04/48P

NFNPA 19/00150 Rockford Farm Barns, Rockford Road, Rockford - 1 No. new commoners dwelling; 1 No. new stable; 1 No. new barn; associated access, fencing and hardstanding; demolition of existing barns. Cllr Loader summarised the application, showing the site and nearby properties on an aerial map.

The following was discussed and noted: -

- The land was purchased by Hampshire County Council (HCC) in 2012 and is currently leased to New Forest Trust (NFT). There is a wet area on the western boundary, and sandy area to the east.
- Photos of the barns were viewed, which have declined in condition over many years and are now beyond repair.
- The previous application 17/01077 2x commoners' dwellings was viewed, and this application is on a similar footprint for 1x commoner's dwelling with associated hard-standing, barn and stables/loose boxes.
- Drainage on the site is poor and how it is treated will need careful consideration in line with the ecological statement.
- Design: house to be brick with roof in plain clay tile with small side extension clad in stained timber (to match barn). Barn: stained timber clad with metal roof.

- The ecology statement notes that the grasslands have significantly improved and recommends a minimal input system to facilitate natural restoration is employed, to restore this area to its former classification as dry, acid grassland. The applicant confirmed that the current tenant is not feeding stock in this area.
- Commoners and Forest Rights were discussed at length and it was established that the land currently has no commoner's rights (rights from the land/property) but does have forest rights (right to turn stock out onto the forest). The applicant confirmed that the National Trust have indicated they are happy to issue a licence to allow stock access to their commons directly from the property with the Verderers' consent.
- The Planning Officer's briefing note state the previous application was refused because a) the need was not demonstrated and b) the creation of two commoners' holdings was considered overdevelopment of the site and detrimental to the character of the area. These concerns have been addressed by reducing the application to one commoner's dwelling and the submission of 5x letters of interest from existing commoners in renting this dwelling.
- An attending resident raised concerns of the potential impact of the loss of this site as back-up grazing land, speaking of the atrocities of the Foot & Mouth outbreak in 2001, and how this land could be required if there is an outbreak of similar nature, such as TB. It was discussed and acknowledged that while it would be ideal to have such land available in such a circumstance, this land has continually been rented out since HCC purchased it and is therefore unavailable as back-up grazing land.
- Concerns regarding the badly poached land in Gypsy Hollow were raised, and the applicant stated advice is being sought from the Land Advisory Service.
- The Parish Council's previous concerns to 17/01077 were summarised as:
 - access road is narrow and impact of potential increased traffic;
 - no ecological statement;
 - uncertainty over commoners' rights;
 - loss of back-up grazing land;
 - lack of drainage assessment;
 - potential for light pollution;
 - the design of the stabling leading to an equestrian enterprise;
 - the barns were previously noted as being of vernacular interest.
- This application has addressed some of the Parish Council's previous concerns such as: -
 - By reducing to one commoner's dwelling, the potential for increased traffic and light pollution has halved;
 - An ecological statement has been submitted;
 - The land has forest rights (Linwood) and the National Trust have indicated they will agree to issue a licence for stock to be turned out directly on their adjacent commons (and they have the Verderers' consent);
 - The Conservation Officer is happy for the barns to be demolished but has asked for photos to be taken of the structures before demolition.
- Cllr Burtenshaw summarised that many of the concerns had been addressed from the previously submitted application, and the issue of commoners' rights is up to the appropriate parties. It was noted the application continues to refer to stables, and concern was voiced again that this may result in becoming an equestrian rather than a commoning enterprise.

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

- **The Parish Council would request the ecological report is taken into account when the drainage system is being designed to ensure nutrients are unable to escape into the environment and the 'wet' areas are protected appropriately.**
- **In order for stock to be turned out onto the adjacent commons, the appropriate licence must be put in place between the National Trust and the applicant, New Forest Trust.**

Seconded, 6 in favour, 1 abstention.

19/04/49P

NFDC 19/10282 Forest View, Harbridge Green, Harbridge - Variation of condition 5 of Planning Permission 14/10885 to allow change to design of conservatory; replacement of chimneys with a single flue; removal of window/roof light; enlargement of office window; re-location of office & front doors; new kitchen door (Cllr Burtenshaw)

The following was discussed and noted: - Footings are in line with existing planning permission. Front door to be moved marginally, office door moved to side and window put in, new kitchen door to be located on side of house. Reductions of chimneys to one with a multi flue burner. Proposed glazed conservatory roof has been amended to a solid roof with clay tiles. It was noted that the masonry and clay changes made to the conservatory will make it more thermally and light efficient. Planning officer confirmed several small changes will not have an adverse effect nor would residential amenity be affected. It was queried whether the originally consented glazed conservatory was included within the habitable floorspace and whether changing to a solid roof affects this calculation. This property is classed as a small dwelling.

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

- The Parish Council raised a concern of whether the originally consented glazed conservatory was included within the habitable floorspace calculations, and whether changing to a solid roof affects this calculation.

Seconded, all in favour (7).

19/04/50P

NFDC 19/10050 Hucklesbrook Farm, Ringwood Road, South Gorley - Replacement windows to south and west elevations (Application for Listed Building Consent) (Cllr Errington)

The following was discussed and noted: - The building is listed and has evidence that it dates back to 17th century. On the western elevation the windows are leaking and Warren Lever – Conservation Officer agreed the changing of windows would be appropriate and worked to assist on the design of the scheme. It was confirmed that what is proposed is better than the existing windows.

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

-subject to conservation officer approval to ensure visual appearance of this important listed building

Seconded, all in favour (7).

19/04/51P

NFNPA CONS/19/0206 Cherry Oaks, Highwood – Fell 1x Oak tree; fell 1x Silver Birch tree (Cllr Errington).

The following was discussed and noted: -

- Photographs were presented that identified the silver birch tree is decaying and the position of the oak is impinging dangerously on the static caravan. It was felt there would be no adverse effect to the area with the removal of the trees.

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

Seconded, all in favour (7).

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

19/04/52P

NFNPA CONS/19/0138 Linden Cottage, South Gorley – raise no objections

NFNPA R14/15/19/0243 Avonvale Sun Club, Highwood – 3 x silver birch cut up and clear all fallen tress & fell and cut up standing pole. – exempt works

NFNPA 18/01002 Linford Park Nursing Home, Linford – New dwelling to provide managers accommodation – refused/

NFNPA 19/00062 Newtown Farm, South Gorley – New agricultural workers dwelling – withdrawn

NFNPA 19/00054 Newtown Lane Farm, South Gorley – Agricultural Barn – grant subject to condition.

NFNPA 19/00066 Wingate, New Road, Mockbeggar – Single storey rear extension; first floor extension; 2 no. front dormers; chimney; alterations to fenestration (demolition of existing single storey extensions) – grant subject to condition

NFNPA R14/15/19/0202 Moyles Court School, Rockford – Prune 1x group of mixed species; prune 1x Ash tree – for information only – no comments required

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

19/04/53P

To be heard at HCC by the Regulatory Committee on 17 April at 10am: **HCC PLAN/PM/NF105 Blue Haze Landfill Site, Verwood Road, Somerley**; 3 x applications NFDC references 19/10063, 10064 and 10066

18/00794 Broom Copse Farm – it was noted that there is NPA Development Control Meeting 16 April 9am – Cllr Burtenshaw requested email be sent to reiterate our comments and support – **Clerk to action.**

19/04/54P

NFDC 18/10237 Druce Acres, Salisbury Road, Ibsley. The mobile home was due to be moved by 30th April, NFDC are still awaiting details of how foul drainage is to be treated. It was noted the planning application still says, "awaiting decision". Letter to be sent to Jim Bennett, NFDC to seek clarification of current position and by what date it will be moved. **Clerk to action.**

9. Correspondence

19/04/55P - **Parish Lengthsman** – suggestions for tasks to be sent to the clerk before 30th April for his visit on 13th May.

19/04/56P – **18/11606 Land off Snails Lane** - It has been indicated that the Environmental Impact report has been submitted by the applicant, but we have not been formally notified to date, but will be re-consulted in due course.

19/04/57P – **May meeting date changes** – Planning meeting 28 May; Annual Meeting 21 May.

19/04/58P - **Newsletter** is being finalised in the next two days, grateful thanks to Cllr Loader for all his input.

19/04/59P - **Elections** - Cllr Burtenshaw thanked all Councillors for putting in their elections forms and confirmed that they have been elected unopposed and that there remain two vacancies on the Parish Council. Cllr Stainton-Burrell mentioned a Linwood resident had talked to her about becoming a councillor.

The meeting closed at 9.15pm.

**Forthcoming Planning Committee meetings at 7.30pm in Ellingham Church Hall: -
Tuesday 28th May 2019**