

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 9 February 2016.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (3)

1. Apologies

16/11P

The clerk had received apologies from Cllrs Lane and Trebilco.

2. Declarations of interest – none

3. Minutes of the last meeting

16/12P

The minutes of the last Planning Committee meeting on 12 January 2016 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Loader. 5 in favour (3 abstentions as not present at that meeting).

4. Matters Arising

16/13P

15/86P – Picket Post; parking on verge and access road. Following the meeting on 18 November, no further action at present – a response is awaited from Highways. **Clerk to chase for an update for the next meeting.**

15/95 (moved from Parish Council Chairman's Report) Mockbeggar Lakes - Site meeting with Somerley Estate was taking place in mid-January – clerk to continue chasing NFDC Case Officer for an update.

15/158P – Blocked access to FP1 – Ibsley Drove. Clerk has a draft letter to landowner regarding their right of way responsibility for FP1, to suggest a meeting with John Cartwright (HCC Rights of Way office). **Clerk to send to Cllr Spark for approval.**

15/175P – Difficulty contacting applicants/agents when assessing planning applications. NPA and NFDC have both confirmed they are unable to provide such information due to data protection responsibilities.

15/179P – Clerk is satisfied the owners of Broomy, Rockford have made good their verge following their development works. **Clerk to update letter to applicants asking for them to contact the clerk to provide their contact details in order for the assessing councillor to arrange a mutually convenient meeting.**

16/04P Newtown Lane - vehicles driving on the verges and parking at the top of the National Trust owned track. Clerk has discussed this issue with Lee Hulin, National Trust. Through continued parking, oak tree roots are being damaged and NT are planning to put in some dragon's teeth to stop them being parked on. Also NT plan to erect sign advising no unauthorised vehicles. Clerk has requested Jake White to write a piece for our next newsletter & website, and to encourage good neighbourly behaviour. **Clerk to meet with Lee Hulin, National Trust & Pete Durnell, HCC Countryside on site.**

16/09P Proposed Changes to National Planning Policy. Cllr Lane proposed no response, as very detailed questions, but it does state they are considering including building low cost starter homes in rural exception sites. **Clerk to circulate Cllr Lane's email.**

16/10P Clerk's action points:-

- find out when scheduled cuts are on AVP FP703 only; response still awaited from HCC Rights of Way.
- contact Natural England regarding re-profiling of the ditch immediately south of the culvert at Ibsley Service Station. Clerk has scheduled a meeting for the end of February.

5. Public Forum

16/14P

An attending resident new to the area asked about the affordable housing project. The Chairman confirmed a need for such housing had been identified and the Parish Council is working hard to identify a site. He asked the **clerk to forward information to the resident** on where to find previous minutes relating to this project.

6. Development control and TPO applications:

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

16/15P

NFDC 16/10074 Sunset, Ivy Lane, Blashford – retention of boundary fence and gates. Cllr Loader explained the location, advising primarily this retrospective application is concerned with the 1.8m fence running along Ivy Lane.

During discussions the following was established and discussed:-

- In 2014 retrospective planning application for the fence was refused.
- The fence was installed without the owner realising permission was required, and it was to enhance the security of the property as it is adjacent to a public footpath and the access track to Spinnaker Sailing Club, which results in a lot of activity around the property to and from the club.
- The fence along Ivy Lane is 6ft high and sited on a 1ft bank, resulting in the fence reaching a height of 7ft.
- This proposal is to reduce this height of the fence to the east of the double gates to 1m, which was acceptable to the members. There is some hedging in the garden and the applicant was encouraged to develop this further to provide screening.
- The members were satisfied the gates are set back approx. 5m from the road.
- To the west of the gates, a hedge has been planted on the road side of the fence, it was agreed that because the planting is to the north of the fence it stands little chance of developing as it is shaded by the fence and planted in a narrow 1m verge.

- At the southern elevation there is a 1.1m fence topped to trellis to approx. 1.8m to enjoy the views over the lake. This was suggested to the applicant as a solution for the front fence in order to maintain security to the property, and with the new hedging being moved to inside the fence this would, in time, provide sufficient screening.

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

- **The Parish Council are happy with the fence to the east of the double gates being reduced to 1m, and are satisfied the gates are set approx. 5m back from the road for highway safety.**
- **The applicant was commended in using native hedging and wanting to compromise to find an acceptable solution to all parties.**
- **The members still believe the 1.8m fence to the west of the double gates is intrusive on the street scene, could have a negative impact on highway safety and is not visually in keeping with the rural nature of this lane. In addition the existing planting on the north side of the fence is unlikely to thrive in the shade and would only grow outwards narrowing the roadway.**
- **The applicant was happy to be guided by the members on what the Parish Council would feel is an acceptable solution.**
- **The Parish Council would like the case officer to note that they would be happy with the following:**
 - 1) **Reduce the fence to the East of the gateway to 1m and keep the existing gates in the same location.**
 - 2) **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.**
 - 3) **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 should be developed further to provide screening.**

Seconded. All in favour (8).

16/16P

HCC Site Ref NF101 & NFDC/16/10041 Ibsley Quarry, Ellingham Drove – Variation on condition 1 of PP 72196 to extend time period for the completion of the restoration scheme from 31/12/15 to 31/12/16. Cllr Errington explained the location using aerial maps, showed photos of the existing site and maps of where the restoration scheme is taking place. Now sufficient funds are available to complete this restoration scheme, the application is to extend the deadline for the scheme to 31/12/16.

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

Seconded. All in favour (8).

16/17P

NFDC 15/11792 Ringwood Delivery Office, Units 2 to 5, Headlands Business Park, Blashford – replacement front door entrance. Cllr Shand explained the location using aerial maps, and showed the existing and proposed elevations of the industrial unit

During discussions the following was established-

- The existing doors will be replaced with sliding doors and be red in colour with a red surround and the Royal Mail logos.

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

Seconded. All in favour (85).

Cllr Errington acted as chair whilst Cllr Spark presented the next application.

16/18P

NFDC 15/11756 Unit 8, Kingfisher Business Park, Headlands business Centre, Blashford – removal of condition 7 from PP 02/76592 to allow creation of additional floor space at first floor level within the building. Cllr Spark explained the location and showed aerial plans and maps of the business park.

During discussions the following was established:-

- The application for the mezzanine floor is retrospective.
- Whilst it was acknowledged the current occupier does not intend to have extra staff on the mezzanine floor, in the future should the business occupying the unit necessitate, the mezzanine floor could potentially site up to an additional 40 staff.
- Unit 8 has approx. 2000sq.m of office space with 7 allocated parking spaces.
- Concerns were voiced by members of the pressure any additional capacity for office space puts on the already overcrowded parking available within the Kingfisher and Headlands business parks.

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

- **The Parish Council is concerned that the addition of a mezzanine floor results in the over intensification of the site and there is grossly insufficient parking for expanding the unit to such a size.**

Seconded. All in favour (8).

Cllr Spark resumes as Chair.

16/19P

NPA/TPO/16/0071 Hunters Moon, Highwood Lane, Highwood – fell 1x oak. Cllr Burtenshaw used aerial maps to explain the location and photos were shown of the three oak trees, which all have Tree Preservation Orders (TPOs).

During discussions the following was established:-

- The oak tree proposed for felling is sited to the rear of the garage, but the branches are not touching the garage at all.
- The most recent application called for crown lifting, and the tree remains a beautiful specimen.
- The NPA Tree Officer will be visiting the site in the coming two weeks, and it was agreed to submit the Parish Council's comments now, as the planning committee's view was unlikely to change following the NPA Tree team's comments.

It was proposed to recommend to NPA to raise objections with the following comments:-

- **The Parish Council believe the tree is a beautiful specimen with high amenity value. The Tree Preservation Order is in place and the Parish Council request for this application to be rejected and the tree to remain.**

Seconded. All in favour (8).

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

16/20P

HCC/2015/NF091 & NFDC 15/10539 Land at Bleak Hill, Somerley – *granted stc*

HCC/2015/0289 NF105 & NFDC 15/10979 Blue Haze Landfill, Alderholt Road, Somerley – *granted*

NFDC 15/11543 Linbrook Lake West, Snails Lane, Blashford – *granted stc*

NFDC 15/11004 Spring House, Blind Lane, South Gorley – *granted stc*

NFDC 15/11738 Blashford Manor Farmhouse, Salisbury Road, Blashford – *granted stc*

NPA 15/00919 Rippleside, Newtown Lane, Mockbeggar – *granted stc*

SFLA/15/0959 Greenford Bottom – *granted*

8. Planning Authority Committee meetings, Appeals and Enforcements

16/21P

The clerk had been advised by the case officer dealing with EN/15/0069 Linbrook Lake West that the enforcement issues had largely been dealt with in a recently approved panning application (15/11543) and the otter fencing has successfully been reduced. It has been decided the works to the **Site** are deemed non-expedient to take any formal action and therefore the case has now been closed. Clerk circulated details to all on 09/02/16.

9. Consultations

16/22P

NFDC Public Event Notification: Holmsley Caravan & Camping Site Spring Sportive 24th April '16 – anticipated max. of 300 riders using Alderholt Road/Harbridge Drove (circ.2Feb).

This event and the route was discussed, and it was noted this has been received as a consultation because the organisers Red Skye Cycle are adhering to the Cycling Charter. It was proposed for the Parish Council not to respond, but members were encouraged to respond as residents. Seconded, all in favour (8).

10. Correspondence

16/23P

The clerk had circulated a notice from NPA advising the recent application NPA 15/00916 Land rear of Primrose Cottage will be going before the Development Control Committee on Tuesday 16 Feb. Regrettably noone was able to attend, however a brief to be forwarded to the NPA members will be prepared. **Clerk to ensure brief is sent.**

16/24P

The clerk had circulated a notice about the forthcoming HALC Planning for Tomorrow conference on Wednesday 9 March Southampton 9.30-4pm. Noone was interested in attending.

11. Other Business

16/25P

The clerk was made aware of the Annual Rivers Meeting on Tuesday 8th March 9am-1pm: she will circulate and add to the Parish Council agenda for 23 February 2016.

16/26P

Cllr Loader has set up the new email addresses for members and both Cllr Loader and Spark have offered their support should members need any technical assistance.

The meeting closed at 9.10pm.

**The next Planning Committee meeting will be held on
Tuesday 8th March 2016 at 7.30pm in Ellingham Church Hall**