

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 9 January 2018.

### Members:

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

### In attendance:

Natasha Mackenzie – Clerk

### Members of the public (7)

#### **1. Apologies**

18/01/01P

The clerk had received apologies from Cllrs Lane, Trebilco and Stainton-Burrell.

#### **2. Declarations of interest**

18/01/02P

Cllr Webster declared non-pecuniary interests in NFDC 17/11180 Druce Acres, NFDC 17/11637 North End Farm, 31 Harbridge Green and NFDC 17/11698 Barn, North End Farm.

#### **3. To approve the minutes of the last meeting**

18/01/03P

The minutes of the last Planning Committee meeting on 12 December 2017 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Burtenshaw. 5 in favour (2 not present at that meeting).

#### **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.*

18/01/04P

NFDC 17/11180 Druce Acres, Salisbury Road – Siting of a caravan for an agricultural worker. Cllr Spark asked Cllr Loader to chair this application.

Cllr Spark reminded all of the location, advising this application is a continuation from the one considered in October 2017. There is no change to the application, however a business plan and agricultural statements have been submitted. The following was discussed and established:-

- Photos of the southern end of the site and of the mobile home, installed without planning permission in mid-October, were viewed. Full access to the site was not permitted due to pigs being in quarantine. 3000 whips have been planted along the southern boundary and the A338 boundary for future screening.
- The Parish Council is not judging the viability of the agricultural business as NFDC will do this, however all profit detailed is gross and there are no formal audited accounts within the application.
- The applicant's justification for installation of the home in the current site prior to planning permission was to protect her property, following break-ins, and her livestock when birthing (particularly alpacas). She also commented she had not anticipated the length of time for the application to be processed by NFDC as it had been submitted in July. She stated she is

continually on site 23 to 24 hours a day, and her mother when she is not there. They take it in turns to sleep when Alpacas are birthing and she has RSPCA accreditation.

- The 9 objections on NFDC website relate to:- current operation is keeping of horses and hobby farming, not agricultural; no firm financial evidence to prove it is an established viable business; the home is not an agricultural dwelling as it is too large; unacceptable way to try and obtain a permanent dwelling; mobile home is not well-sited; intrusive visual impact on the rural countryside; access onto a fast flowing section of the A338 is dangerous and HCC Highways have not been consulted.
- The Planning Officer's briefing note has not been updated as comments from the NFDC agricultural consultant are awaited. It refers to policies DM20 Residential Development in the Countryside and DM21 New Permanent Dwellings where they support existing agricultural activities on well-established agricultural enterprises.
- It was noted the site of the mobile home is still marked incorrectly on the site plan as being outside the curtilage of the applicant.
- One councillor was in support in principle of an agricultural dwelling for a proven well-established agricultural business, however there are many concerns because the dwelling is presented as a fait accompli so there is no room to negotiate regarding the excessive size of this dwelling, where it would be more acceptably sited to fit in with the rural landscape, preferred colour and screening to comply with policy DM20.

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

- **The location site plan is still inaccurate: it shows the mobile home outside of the applicant's land ownership and lacks detail of the fields and outbuildings to give perspective to the application.**
- **The Parish Council is aware this application will primarily be tested against policy DM21 to ensure it is a viable, profitable, well-established agricultural business and will be interested to read NFDC's agricultural consultant's report. The only observation is that there are no audited accounts and the quoted productivity of the livestock is not consistent with other reference materials. To this end Councillors feel that Policy DM21 is still not satisfied.**
- **The Parish Council's continued concerns relate to the excessive size of the mobile home which exceeds the maximum of 100sq.m as stated in policy DM20. The location is not well-related to the existing farm buildings; the design, size, height and massing as well as the close proximity to the main road have a harmful impact on the rural character of the area, and the single access point onto a fast flowing section of the A338 is dangerous. Again Councillors feel that Policy DM20 is not satisfied.**
- **Councillors would be pleased if the case officer included Highways as a consultee.**
- **Councillors were not happy that the applicant's justification for installing the mobile home prior to a determination is because it has taken so long to be processed, as it was submitted in July 2017.**

Seconded, 6 in favour, 1 against.

18/01/05P

NPA CONS/18/0002 Orchards, Blind Lane, South Gorley – Prune 1x Yew Tree. Cllr Loader explained the location and showed photos of the tree. The Yew is of a significant size (estimated 100-150 years old) and sited very close to the cottage's north elevation and contributes to shading. It was suggested it should be pruned sympathetically given the age and the appearance of the tree to retain its amenity value. All dead stems must be carefully removed from the lane to prevent danger to ponies.

**It was proposed to recommend to raise no objections to the NPA Tree Team with the following comments:-**

- **The Parish Council suggest the tree should be pruned sympathetically given the age and the appearance of the tree to retain its amenity value. All dead stems must be carefully removed from the lane to prevent danger to ponies. The tree officer is encouraged to supply the applicant with a list of recommended tree surgeons as this tree does have amenity value.**

Seconded, all in favour (7).

18/01/06P

NFDC 17/11637 North End Farm, 31 Harbridge Green – Temporary use of land as research & development (Use Class B1); new access; portable cabin; parking. Cllr Errington explained the location, showed aerial photos and site plans.

The following was established and discussed:-

- The change of use would be temporary for a period of 2 years from agricultural use to business B1 use in order to test and measure acoustic.....
- The pipe would be approx. 1km long and be laying on 6" low level sleepers along the eastern boundary of the field adjacent to Churchfield Lane. The pipe would be left exposed.
- The generator would be needed for up to three weeks during the set-up of the operation only, and the portacabin is for use several times a week (but not necessarily week in week out) by 2-4 staff. Parking will be within the field.
- Concerns were raised regarding the site of the container in the south-eastern corner of the field: it would be highly visible from Kent Lane and nearby Church Cottage, and immediately adjacent to the Harbridge Conservation area, affecting the rural character of the countryside.
- A better site for the container and parking in the north-eastern corner of the field was suggested, however the applicant had requested the proposed site. Wherever the container is sited, it should be a more fitting colour (ie green) and it would need to be well-screened by the use of trees, chestnut fencing by means of a field shelter or hay bales.
- There was discussion on whether a better solution to the use of a container such as a converted van which would only be onsite when the engineers were. However Expro already own the container.

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

- **The Parish Council are keen to support a local business and hope that the applicant can negotiate with the landowner and case officer to resolve the single issue of the siting of the container in the south-west corner of the field. It is visually unacceptable in that location due to its immediate vicinity to the Harbridge Conservation Area and the visual impact on Church Cottage and from Kent Lane.**
- **A more appropriate and fitting site, for both the container and the parking area, would be at the north-eastern corner at the northern end of the pipeline. Whilst the hedging at this point is much thinner it would be entirely in keeping for the applicant to negotiate with the landowner for a stack of hay bales or a temporary field shelter to be erected to disguise the container for the duration of the trial thus blending in with the nearby agricultural farm buildings. The container definitely needs painting green or similar colour to blend in with its surroundings.**
- **The Parish Council did suggest that as the requirement for personnel on the land is very sporadic it would also be appropriate for the applicant to consider using a converted van for the engineers to sit in, rather than the container.**
- **Should the pipe cross Footpath 21 at the northern end of the field, a bridge or other structure should be created in order to allow the Right of Way to be maintained.**
- **The site should be restored to its current agricultural condition following expiry of the temporary two year period.**

Seconded. 6 in favour, 1 against.

18/01/07P

NFDC 17/11698 Barn, North End Farm, Harbridge Green – Use of barn as residential dwelling and associated works (Prior approval application). Cllr Errington explained the location and showed photos of the existing structure. The following was established and discussed:-

- The current building is not in use and is assumed to be previously used as a vehicle workshop.
- The proposed dwelling would not be extended at all and the floor space be approx. 80 sq. m.
- Whether it is viable for the agricultural building to be converted to a dwelling without major structural work, and the lack of a structural appraisal within the application.

**It was proposed to submit the following comments to NFDC:-**

- **The Parish Council have concerns whether this agricultural building is able to qualify for conversion to a dwelling under the GPDO, as it seems unlikely the current structure could be converted without major structural works. Additionally, a structural appraisal is required.**

Seconded. 5 in favour, 2 abstentions.

18/01/08P

NFDC 17/11630 Land adjacent to Hamer Warren Quarry, Harbridge Drove – Flexible generation/power plant. Cllr Spark reminded all of the previous applications which have all been withdrawn, explaining this application is essentially the same as the previous one 17/11326 except the diesel generators have been withdrawn and replaced with 5 shipping containers with battery storage inside.

The following was established and discussed:-

- There would be 5 containers at a height of 3m housing the batteries, which would be connected to transformers, then onwards to the 33kv power line. No noise is emitted during operation, with the exception of a fan for each container.
- The planning officer's briefing note refers to consideration of the scale, mass and appearance of the proposals for impacts upon the character of the area and local landscape. It does not refer to the issue that this application would change the use of the restored land away from agricultural use.
- It was noted this is a huge improvement regarding the noise pollution, air quality and appearance compared to previously submitted applications. However, the principle of a change of use away from agricultural use needs to be carefully considered.
- Careful and comprehensive screening of the containers would be required.

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

- **There is no evidence provided by the National Grid or other agency to support the need for a flexible generation/power plant in this area, and specifically in this location.**
- **The flexible generation/power plant would not be ancillary to the Hamer Warren Gravel works and thus are contrary to planning. Thus this site would first have to be granted a change of use from agricultural to industrial which is inappropriate in a rural location.**
- **The visual impact of this development is not in keeping in a rural location. It can be seen from footpath 25 and has no relationship with restored agricultural land. The containers would need screening.**
- **The depth of cabling (and methodology for laying it) needs to be specified as it carries 65kV (not 33kV).**

Seconded, all in favour (7).

18/01/09P

HCC PLAN/NM/NF097 & NFDC 17/11707 Land at Ellingham Farm, North Somerley – Variation of condition 1 of PP 15/10518 for a time limited extension for the restoration to 31/12/20. Cllr Burtenshaw briefed members of the extended planning history and of the Planning Committee's

previous comments in 2015 (15/10518), advising a technical report has been submitted with this application.

The following was established and discussed:-

- Clarification should be sought on whether the clay-lined silt lagoons were pierced following the previous application to assist with accelerating the de-watering process.
- The main frustration is relating to the promised definitive footpath running north-south alongside the A338 to provide a much-needed link from Ibsley to Ellingham, which is on hold until after the restoration. It was suggested the silt lagoons could be fenced off for public health and safety and a temporary definitive path be created until such time the restoration is complete.

**It was proposed to recommend option 2, refusal with delegated powers, to HCC and NFDC with the following comments:-**

- **The Parish Council's principal frustration with yet another extension is the delay in implementing the definitive footpath along the eastern boundary. Notwithstanding any agreed time extension, there is no reason why the promised definitive Footpath along the A338 should not be created and fenced off from the silt lagoons so as to safeguard health and safety issues. Then it can be incorporated into the main scheme as and when that comes to fruition.**
- **Further evidence is requested to demonstrate that the 3 year time extension requested is sufficient to complete the proposals, in particular, details of dewatering measures (including clarification as to whether the 'clay-lined' lagoons would be pierced to accelerate any dewatering) are requested to ensure the drying out process is completed within the anticipated time period.**
- **In view of the many time extensions granted in recent years (many of which are justifiable due to quarry plant improvements and quality or sales of materials), we would hope that Lafarge Tarmac's professional geotechnical advisors can now forecast with some degree of accuracy the time extensions required to complete the restoration.**
- **The conditions of the previous consent(s) need to be addressed, in particular, the aftercare and landscaping schemes and the proposals for the Nature Conservation Management Plan as will be necessary under the 106 agreement.**

Seconded, all in favour (7).

18/01/10P

Forestry Commission Felling Licence HLS17-01 Shobley Bottom Mire – Fell Willow and Birch; Fell scattered individual birch; Fell young pine. Cllr Shand explained the location using aerial maps and showed photos of the area.

*Cllr Spark proposed to suspend Standing Orders at 9.30pm. Seconded, all in favour (7).*

**It was proposed to recommend to raise no objections to the Forestry Commission.** Seconded, all in favour (7).

18/01/11P

Forestry Commission Felling Licence HLS17-22 Bratley Plain – Fell 1x mature Maritime Pine tree. Cllr Burtenshaw commented it is Backley Plain, not Bratley as incorrectly stated. Photos of the tree were shown, and most members thought the tree had great amenity value as a lone, attractive tree.

**It was proposed to raise objections to the Forestry Commission, as the tree has great amenity value as a lone, attractive tree.**

Seconded, 5 in favour, 2 abstentions.

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

18/01/12P

NPA 17/00895 Primrose Cottage, Toms Lane, Linwood – *granted stc*

NPA 17/00959 West Cottage, South Gorley – *granted stc*

NFDC 17/11541 The Old Rectory, Mockbeggar Lane, Ibsley – *refused*  
NPA CONS/17/1100 Furzehill Farm, Furze hill – *raise no objections*  
NPA 17/00853 Brookside Cottage, Gorley Road, Linbrook – *granted stc*

**8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements:  
none**

**9. Correspondence:**

18/01/13P

A member had sent photos to all of recent works at Hill View, enquiring if planning permission had been secured, or if it was required. The councillor is investigating.

18/01/14P

A local resident had contacted the clerk regarding whether the Parish Council would participate in a National Spring Clean weekend on 2-4 March. **Clerk to invite her along to the Parish Council meeting on 23 January to share her ideas.**

The meeting closed at 9.40pm.

**Forthcoming Planning Committee meetings:-**

**Tuesday 13<sup>th</sup> February 2018 at 7.30pm in Ellingham Church Hall**

**Tuesday 13<sup>th</sup> March 2018 at 7.30pm in Ellingham Church Hall**

DRAFT