

## ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 28 May 2019.

### Members:

|                                |                    |
|--------------------------------|--------------------|
| Cllr Burtenshaw – Chairman (P) | Cllr Errington (P) |
| Cllr Loader (P)                | Cllr Sampson (P)   |
| Cllr Stainton-Burrell (P)      | Cllr Taylor (P)    |

Cllr Webster (P)

*(P) denotes present*

### In attendance:

Melissa Edmunds – Clerk

### Members of the public (11)

#### **1. Apologies**

19/05/60P      None

#### **2. Declarations of interest:      None**

19/05/61P

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

19/05/62P

The minutes of the last Planning Committee meeting on 9 April 2019 were approved and signed as correct. Proposed by Cllr Taylor, seconded by Cllr Sampson. All in favour (7)

#### **4. Chairman's Report of Matters Arising**

19/05/63P

NFDC 19/10073 Sunset, Ivy Lane – Cllr Burtenshaw sought update on enforcement. NFDC had been advised in mid-December 2018 of the tree house structures, additional block-built sheds at the east end of the curtilage and angled solar panels on the previously consented outbuilding. NFDC's opinion had been requested. Clerk advised that NFDC had replied on 3<sup>rd</sup> April 2019 to confirm they would update the Parish Council within 6 weeks (i.e. by mid-May). An open timber-framed, but roofed, structure has since been added to the west elevation of the house. Clerk to contact NFDC to seek clarification on what has been approved and update on enforcement. – **Clerk to action.**

19/01/13P

Operation Resilience – Broomy Lane – there has been no update from Brian Howell (resident Tom's Lane).

19/04/54P

NFDC 17/11180 Druce Acres, Salisbury Road – it was noted that the mobile home has been moved to the east of the site as required by NFDC. Applicant had requested a meeting with Parish Council and Cllr Burtenshaw met with them on 28<sup>th</sup> May, where they updated that their future plans are to submit an application for a 3-year siting of a kiosk to sell eggs and other items on the previous site of the mobile home as well as move the security gate further away from the highway. There is an outstanding requirement to deal with the septic tank drainage and screening was to be carried out as part of the conditional approval. The issue of what would happen to the concrete base at the previous site of the mobile home was raised.

#### **5. Public Forum.**

19/05/64P

Licensing Act 2003 – Minor Variation Premises Licence (S41A) – Budgens, Windmill Service Station, Salisbury Road, Blashford, Ringwood, BH24 3PB

Cllr Burtenshaw agreed to hear this item with the Agenda item for the other licensing application.

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

19/05/65P

**NFDC 19/10387 Holmwood, Snails Lane, Blashford BH24 3PG**

Replacement dwelling with a detached garage and store building. (Demolition of the existing dwelling and outbuildings).

Cllr Errington reported on the application. The following was noted: -

- The existing gateway would be moved back into the site to enable a car to park without impeding traffic on Snails Lane.
- The existing L-shaped bungalow has a single-storey extension, presumed to be prior to 1982.
- It was advised by Mike Hirsh (applicants' Planning Advisor) that, under the revised PD rules, an 8 m. deep single-storey extension(s) would be permitted, giving an additional 100 sq.m. of habitable floorspace over the original 73 sq.m. This had been confirmed with NFDC.
- The proposal would be to demolish the existing bungalow and replace it by a 2-storey dwelling, of 172 sq.m. habitable floorspace.
- Design: construction would be timber frame and brick, by Oakcraft.
- The site currently has several outbuildings and three caravans / mobile homes in various states of disrepair, all of which would be removed and replaced by an Oakcraft oak framed 3-bay garage. It was advised by Mike Hirsh that additional plans had been submitted to amend this to a 2-bay garage with lowered ridge height. A possible additional smaller building on site may be submitted in the future.
- The Planning Officer's Briefing notes his concerns about replacing a bungalow by a 2-storey dwelling, and the size of the intended garage.
- NF Ecology noted a potential impact of the development on nesting birds and possible badger/otter presence. The applicant's ecology report makes recommendations for biodiversity compensation/ enhancement that should be secured as part of a consent.
- The site is relatively well screened from Snails Lane, but with some gapping in the boundary hedge. It is well screened from Snails Lake to the south.
- Applicants confirmed they are happy to put in ecological wildlife habitats, hedging and screening in a soft and natural way. No tree survey is required. The intention is to keep the level of screening as it is and to enhance what is there. The only trees to be removed would be the leylandii.
- Concerns were raised about demolishing the existing bungalow and turning it into a two-storey dwelling by utilising the permitted development rights in this way, which could be exploited by other developments in the Parish if consented. There would be a significant increase in massing compared with the existing bungalow when viewed from Snails Lane.
- In mitigation of this, the existing bungalow does not have any significant architectural merit and the proposal would be a considerable improvement, sitting comfortably on the site, particularly due to the choice of sympathetic, natural materials chosen for the exterior of the dwelling.
- There is a mix of building styles and sizes along this section of Snails Lane which do not form any particular street scene coherence.

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

- **The Council was concerned by the intent to demolish the existing bungalow and utilise some of the permitted development (single-storey extension) floorspace agreed with NFDC as a second storey for a replacement dwelling, which would have 130% increase in habitable floorspace over the existing. It was feared this would be exploited by other developments in the Parish, if consented. There would be a significant increase in massing compared with the existing bungalow when viewed from Snails Lane.**
- **In mitigation of this, the existing bungalow does not have any significant architectural merit and the proposal would be a considerable improvement, sitting comfortably on the site, particularly due to the choice of sympathetic, natural materials chosen for the exterior of the dwelling.**
- **Clearance of the dilapidated caravans / mobile homes from site would be welcomed.**
- **The size and ridge height of the 3-bay timber frame garage was felt to be too imposing and the revised 2-bay garage advised by the applicant would be preferable.**

- **The ecological mitigation measures proposed, together with infill hedge planting should be conditioned if the application is consented.**
- **On balance, the merits of the replacement dwelling proposed do not outweigh how permitted development rights are being interpreted.**

Seconded, 6 in favour, 1 abstention.

19/05/66P

**NFNPA 19/00345 - Moyles Court School, Moyles Court, Rockford, Ringwood, BH24 3NF**

Retention of five temporary classroom buildings for a period of five years.

Cllr Loader reported on the application. The following was noted: -

- There are five temporary classrooms, four clad in wood and one white panelled, which is largely hidden from public view by the other four classrooms.
- They were installed approximately 15 years ago as temporary structures, with the last application granted in 2014.
- The long term plan is to replace them by a permanent 2-storey wing (already approved), but building work is still unable to go ahead due to lack of funds.

**It was proposed to recommend to permission under option 3 to NFDC with no comments.**

Seconded, all in favour (7)

Concern was raised with the head-teacher present at the meeting about parking outside of the school on the conservation-designated verges on open days and school events. It was advised that the most recent event had been sports day and the sports field could not be used for parking. The head-teacher agreed to look for alternative parking, a good dialogue with the Parish Council would be maintained and the school would be happy to cone of the verges at future events.

19/05/67P

**NFDC Licensing Act 2003 – Minor Variation Premises Licence (S41A) – Budgens, Windmill Service Station, Salisbury Road, Blashford BH24 3PB** *Cllr Burtenshaw agreed to hear this item with the other licensing application.*

Cllr Burtenshaw reported on the application. The following was noted: -

- The existing opening hours of the Budgens are from 6am to 10pm and their current license is 8am to 11pm.
- The licensing office is only concerned with the sale of alcohol and it has to be assumed that this is only sold after 8am.
- The application is to extend the license to 24 hours for sale of refreshments and alcohol.
- Five residents attended the meeting and outlined their concerns regarding the issuing of a 24 hours license: a lack of proven need; lights will be on all night affecting a number of their homes; if the planned 144 house for Snails Lane goes ahead, the noise will be unbearable for 24 hours a day with the increase in customers and cars; there is a fear that this will attract youngsters to the area to hang around.
- Residents had previously complained to Budgens about the lights and the opening times were restricted to 10pm. This was welcomed as the noise stopped and the lights were not shining into their homes / bedrooms.
- Since the ATM was recently stolen the lights have again been on 24 hours a day, causing problems for residents . After a further request to turn them off Budgens have complied, which was welcomed.
- The shutters are currently being raised at 5am, which is very noisy.
- Residents have requested that Budgens' delivery drivers waiting to make early morning deliveries turn off their engines as the refrigeration units make a loud noise and they have been parking alongside the residents homes instead of designated parking area.
- It is not clear how the 24 hour license would be operated, i.e. if the store will be open or will refreshment and alcohol be sold through a hatch?; or are there plans to have an outside kiosk?; will the car wash be available 24 hours a day? All will create potential increase in noise and light pollution for residents – **clerk to seek clarification**
- Cllr Burtenshaw agreed that the issues raised by the residents were of a serious nature and that the noise and light issues they are enduring are unsatisfactory. She advised that when making a representation the Licensing Authority may only consider those which infringe or violate one or more of the four licensing objectives: Prevention of crime and disorder; Public safety; Prevention of public nuisance; Protection of children from harm.

**It was proposed to raise objection to the NFDC Licensing Team by letter with the following comments:-**

- **That the 24 hour license would violate prevention of public nuisance due to the increase in noise and light intrusion that nearby residents would suffer**

Seconded, all in favour (7).

19/05/68P

**NFDC LICPR/19/02479 - Thatched Eaves Thatched Eaves, Ibsley, Salisbury Road BH24 3PP**

**-Licensing Act 2003 - Grant of Premises Licence (S17).**

Cllr Burtenshaw reported on the application. The following was noted: -

- Thatched Eaves runs a holiday-let business on the site and the intention is to sell alcohol.

**It was proposed to raise no objections to the NFDC Licensing Team by letter with the following comments:-**

- **No objection, but sales should be restricted to those staying at the premises with no off-sales**

Seconded, all in favour (7).

19/05/69P

**NFNPA CONS/19/0344 - Knights Gift, Highwood BH24 3LZ**

Prune 1 x Apple tree.

Cllr Taylor reported on the application. The following was noted: -

- The trees are located in the north-east area of the curtilage. 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).

Photographs of the site showed a single storey rear extension currently being built under permitted development and an area to the north of the extension being cleared for a patio. It was queried as to whether planning permission was required for the patio – **Clerk to check with NFNPA if consent is required.**

19/05/70P

**NFNPA 19/00353 - Highwood Copse, Highwood Lane BH24 3LZ**

Replacement access bridge.

Cllr Sampson reported on the application. The following was noted: -

- The existing bridge (2.7 m wide) is narrow and dangerous, a photograph of a vehicle on the bridge showed that it is only just wide enough.
- The bridge has eroded in parts.
- The ditch spanned by the bridge is approx 0.7 m wide.
- The proposed bridge (3.4 m wide) will incorporate railings and box culvert with concrete infill above in the ditchline. This is claimed to be necessary to prevent bank erosion.
- Concerns were raised as to width and height of the box culvert and whether debris might be trapped at its mouth, restricting the flow in times of spate.
- There were no concerns with the design and increased width of the bridge.

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

- **The Parish Council have no problem with the design and increased width of the bridge but are concerned that the box culvert is not sufficiently large to take the full flow capacity of the ditch or to ensure that a debris dam cannot form.**

Seconded, 6 in favour, 1 abstention.

19/05/71P

**NFNPA CONS/19/0320 - Ibsley Grange, Mockbeggar Lane, BH24 3PR**

Black poplar x 3 – Fell.

Cllr Errington reported on the application. The following was noted: -

- Photographs showed that the trees are now too large and that there would be no adverse effect to the area by their removal.

**No objections were raised.**

*It was advised that the NFNPA Tree Team had already been notified of this as the submission date had been prior to the planning meeting.*

19/05/72P

**NFDC 19/10448 Primrose Cottage, Midgham Road SP6 3DB**

Application for Continued use of land and buildings as residential use (Lawful Development Certificate that permission is not required for proposal) – **no comment.**

19/05/73P

**NFNPA 19/00293 - Land at Cherry Oaks, Highwood, Rockford Common BH24 3LZ.**

Application for a Certificate of Lawful Development for continued use of the static caravan as a separate independent dwelling and area of land in association with the residential occupation of the caravan as garden – **no comment.**

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

19/05/74P

NFNPA 18/00058 Linford Park Nursing Home, Linford – Retention and completion of access track - *refuse*

NFDC 19/10050 Hucklesbrook Farm, Ringwood Road, South Gorley - Replacement windows to south and west elevations – *granted subject to conditions*

NFNPA CONS/19/0328 -Rockford House, Highwood, Ringwood, BH24 3LZ - Fell 1 x group of approx 10 x Silver Birch and 2 x English Oak, prune 2 x English Oak - *Raise No Objections*

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

19/05/75P

NFDC 18/10274 - Lake House, Woolmer Lane, Blashford BH24 3PQ – New dwelling; parking and landscaping; ecological enhancements; demolition of existing house – *Appeal*

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

NFNPA 18/00435 Linford Park Nursing Home, Linford Road, Linford BH24 3HX – Proposal 2 No. new dwellings to provide staff accommodation with undercroft parking; new access and footpath – *Appeal Withdrawn*

NFNPA 19/00150 - Rockford Farm Barns, Rockford Road, Rockford, BH24 3NB - Proposal 1 No. new commoners dwelling; 1 No. new stable; 1 No. new barn; associated access, fencing and hardstanding; demolition of existing barns – *Cllr Burtenshaw reported that planning permission had now been granted at the recent NPA committee meeting, subject to numerous conditions which covered the majority of the council's concerns.*

**9. Correspondence**

19/05/76P - Licensing Act 2003 – Minor Variation Premises Licence (S41A) – Budgens, Windmill Service Station, Salisbury Road, Blashford, Ringwood BH24 3PB – *considered under item 19/05/67P.*

19/05/77P - Cow Incidents' Reports Cllr Burtenshaw confirmed that the Parish Council had been notified of a number of incidents involving cattle and members of the public and that the herd involved had been taken off the Forest. The Agisters had advised that they had previously considered this breed of cattle to be suitable to be depastured, but there had now been 3 separate incidents. It was reminded that all such incidents should be notified to the Verderers. 19/05/78P - NFDC 18/11606 Land off Snails Lane, Blashford – awaiting confirmation from Richard Natt (NFDC Planning) as to when consultation deadline date has been extended to, it had been intimated that this would be mid-July.

19/05/79P Brookside Cottage, Linbrook – the planning status of the outbuilding was queried – **Clerk to check with NFNPA**

The meeting closed at 9.30 pm.

**Next Planning Committee meetings at 7.30pm in Ellingham Church Hall: - Tuesday 11<sup>th</sup> June 2019**