

Ellingham, Harbridge & Ibsley Parish Council
Planning Committee Meeting held on Tuesday 12th January 2021
Held remotely via Zoom in line with SLCC guidelines due to Covid-19 restrictions

In attendance:

Cllr Burtenshaw (Chairman)
Cllr Blake
Cllr Coutts
Cllr Errington (Vice Chairman)
Cllr Loader
Cllr Stainton-Burrell
Cllr Taylor
Cllr Wilson

Parish Clerk: Joanna Ramsay

In attendance: 6 members of the public

1. **21/01/252P Apologies for absence**
No apologies were received.
2. **21/01/253P Declarations of Interest**
None were declared.
3. **21/01/254P To approve minutes of the meeting held on 8th December 2020**
Chairman noted that application NFDC 20/11288 referred to the diversion of footpath 38, the number was not recorded in the minutes last time. Other than that, it was **proposed** by Cllr Taylor and **seconded** by Cllr Stainton-Burrell that the minutes of the meeting held on 8th December 2020 be signed as a true and accurate record: **ALL IN FAVOUR.**
4. **21/01/255P Chairman's report on matters arising (not on the agenda)**
Nothing to report.
5. **21/01/256P Public Forum**
Members of the public present were in attendance to speak about planning applications which the Chairman agreed would be allowed when the application(s) was discussed.
6. **21/01/257P Determine responses to Development Control and Tree works applications**

*The Chairman decided to alter the agenda and discuss item NPA 20/0738
Forest Acre, Highwood Lane, Highwood BH24 3LZ*

Chairman

Date

Treeworks

- (i) **NPA 20/0738 Forest Acre, Highwood Lane, Highwood, BH24 3LZ**
Fell, Prune & Deadwood various mixed tree species – there are a total of 21 trees which require general tree management around the property.

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Loader to Raise No Objections to NF NPA. **ALL IN FAVOUR.**

Planning

- (i) **NFDC 18/1606 Snail's Lane, Linbrook, Ringwood BH24 3PG**
Housing Development Proposal

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Blake to recommend PAR4 (REFUSAL) to NFDC. **ALL IN FAVOUR.**

The Parish Council strongly objects to this application and the full grounds for that objection can be found in Appendix 1 of these minutes.

- (ii) **NFDC 20/11385 Hucklesbrook Farm, Ringwood Road, SP6 2PN**
Listed Building Alteration – Window replacement to match those already approved under application 19/10050.

It was **proposed** by Cllr Loader and **seconded** by Cllr Wilson to recommend PAR5 (Happy to accept the decision reached by the District Council's Officers under their delegated powers) to NFDC. **ALL IN FAVOUR.**

Treeworks

- (ii) **NPA 20/0739 Three Tree Hill, Rockford, Ringwood BH24 3LZ**
Fell 1 Oak Tree to form a 4m monolith pole.

It was **proposed** by Cllr Loader and **seconded** by Cllr Burtenshaw to Raise No Objections to NF NPA subject to the Tree Officer's consent and a new tree being planted. **ALL IN FAVOUR.**

Comments submitted:

The tree is of character amenity quality, part of a historic boundary plantation. The request appears drastic and it was questioned whether the crown could be reduced, although it is acknowledged the tree is in a poor state and overhangs a track, making it unsafe. It is requested that a replacement tree of a native species is planted alongside/nearby. Councillors ask that the Tree Officer at NF NPA reviews the works proposed.

7. **21/01/258P Note decisions for Applications, Appeals and Enforcements received from NFNPA and NFDC**

App	Address	Decision
NFDC 20/110700	Hill View Farm, North End Lane, Harbridge	Livestock Building. Granted subject to conditions
NFDC 20/11125	Land at Blue Haze Site, Alderholt Road, Somerley, BH24 3QE	Reprofiling Scheme. Granted by County.
NFDC 20/11001	Thatched Eaves, Salisbury Road, Ibsley, BH24 3PP	Retention of Timber constructed WC & Store to rear of Listed cottage. Granted.
NFDC 20/11002	Thatched Eaves, Salisbury Road, Ibsley, BH24 3PP	Timber constructed WC & Store to rear of listed cottage (Application for Listed Building Consent). Granted.
NPA 20/00668/FULL	Furzie Field, Highwood Lane, Highwood, Ringwood, BH24 3LG	One and two storey extensions; roof alterations. Granted subject to conditions
NPA 20/00771/LDCE	Grey Gables, South Gorley, Fordingbridge, SP6 2PW	Application for a Certificate of Lawful Development for Existing use of dwelling in breach of condition 7 (agricultural occupancy). Lawful.
NFDC 20/11003	Thatched Eaves, Salisbury Road, Ibsley, BH24 3PP	Amendment to size and height of approved outbuilding under application 18/11340 and additional verandah; new timber pergola. Granted subject to conditions.
NPA 20/0675	Kingston House, 5 Cross Lanes, Mockbeggar, BH24 3NQ	Treeworks. Raise no objections
NFDC 20/11117	Darvole, 37 Harbridge Green, Harbridge BH24 3PT	Side extension and remodel. Application Withdrawn

8. 21/01/259P Consider responses for Planning Authority Committee meetings, Appeals, Enforcements, Consultations:

i. To follow up on previous agenda items 20/11/72 and 20/10/60 (regulation of Druce Acres)

Clerk reported that since both of these agenda items were last considered and, despite chasing, no further communication had been received from the Planning Officer nor the District Councillor. NFDC have not replied to us in closing out of the enforcement and the property is up for sale. The mobile home has been removed, however the enforcement is still open to discussion as the concrete pads on which some of the buildings and mobile home were placed are still in situ, and the land has not been returned to its original state. The stable block and birthing shelter are still in place and can be according to their planning permission until January 2022.

Action: Item to remain on agenda, Clerk to contact NFDC and the District Councillor to remind them of the issues on the site

The meeting closed at 9.03pm

Dates of 2020/21 EH&I PC meetings starting at 7.30 pm:

Planning Committee

9th February
9th March

Council

26th January
23rd February
23rd March

Appendix 1

Land off Snail's Lane, Blashford – NFDC 18/11606 Outline planning application for erection of up to 143 dwellings

Comments from Ellingham, Harbridge & Ibsley Parish Council

The application is being considered again following submission of further information by the applicant (Gladman Developments Ltd.).

Ellingham, Harbridge and Ibsley Parish Council (EHIPC) recommended PAR4 (REFUSAL) in August 2019 and it is felt that despite the new information provided several significant issues have still not been adequately addressed.

At its Planning Committee meeting on Tuesday, 12th January 2021 the Council recommended continued refusal of the application: **PAR4 (REFUSAL)**. A summary of the key reasons for refusal is given below:

Ecology / Habitat / Flora / Fauna

The impact of the phosphate and other mineral leakage into the surrounding groundwater / river system has still not been competently addressed.

Detailed ecology reports have not been completed. The alternative report submitted by Edward Sansom suggests that the ENZYGO assessment is erroneous, is based on incorrect assumptions and contains multiple errors. The impact of approving this application is that it will significantly increase the phosphorus emissions into the River Avon. This will cause environmental pollution problems such as algae blooms that absorb the oxygen and harm flora and fauna.

The valuable wet meadows will be lost with a resulting significant detrimental impact on the flora and fauna of the area.

Additionally, the impact on the endangered and 'red list' species that have been shown to live on and feed from the Snails Lane site, as provided by a respected ecologist resident in the parish, Mr Simon Wooley, has not been identified, addressed or mitigation proposed.

Mitigation has also not been proposed for treating the non-native Crassula (New Zealand Pigmy weed) on site and how this would be prevented from reinfesting the proposed wetland area(s).

Some designated TPO trees in 'inconvenient' locations are earmarked for removal. Despite significant replanting proposed, this does nothing to protect the age/maturity of tree stock across the site.

In conclusion, the site would be far better utilised for nutrient mitigation, an urgent obligation for NFDC to address in the Avon Valley as identified in its *Biodiversity Net Gain and Nutrient Mitigation - Call for Projects* consultation of November 2020.

The site's biodiversity should be encouraged, developed and managed as hinterland to the Blashford Lakes SSSI / SPA / Ramsar. There have been 3 pilot projects of phosphate mitigation along the River Avon catchment and none have been successful; Phosphates are still entering into the river system.

Flooding

The historic use of the site was as a gravel quarry silt pond following extraction of the natural clay/gravels' drainage lenses. This left an impervious soil structure comprising mainly silt fines. The impact of the surface water drainage has only been addressed in terms of the actual developable areas. Surface water would still accumulate on the site, however, and eventually tip onto Snails Lane / A338 as has been evidenced in the past. No ground penetration survey across the site has been mentioned in reports.

Concerns have been raised by the owner of Snails Lake (immediately to the north of the site) that the fish stock here might again be affected due to an historic overflow drainage culvert, used to drain excess water from this site, might be incorporated into the development works.

The Flood Risk Assessment only takes account the River Avon and nearby streams (Linbrook and Dockens Water).

Sewerage

Inadequate provision for the extra sewerage that would be required for an additional potential 140 houses. Wessex Water have not been asked to comment on the additional requirement at Ringwood Sewerage Plant.

Housing: Design / Quality / Density

In the revised submission the housing density has increased from 33 to 35 dwellings/ha. This is a high-density development, against both NFDC and Government guidelines for 'edge of town/country developments', and is completely inappropriate in this otherwise scattered rural settlement area.

The development will degrade the quality/design of this area in any respect. NPPF Para 130 states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and

the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.

The concern about the impact of the number of dwellings now anticipated is exacerbated by the inclusion of the ‘Parcel A’ development proposed to the north of the Snails Lane junction.

Provision of some 2.5 storey dwellings would further alienate the development from the existing built environment and setting.

Affordable Housing Provision

Delivery of Affordable Housing is a concern; the application states: “including 50% affordable housing”, but the policy only calls for “up to 50%”. The Briefing Note advises that this is not a concern at this time, but an actual percentage should be stipulated, not merely an estimate. This is evidenced by the precedent set at Crow Lane, Ringwood, where 50% affordable housing has been reduced to 12%.

School / Health Services

The need for additional school places required and health service provision have not been addressed; Hampshire County Council’s Education department have not been asked to comment on the application.

The nearest infant, junior and senior schools would necessitate an approximate 6km round trip walk on the safest walking routes for parents escorting their children. This would not be acceptable.

There is no street lighting on the A338 from Snails Lane to the A31 roundabout, so there would be an issue about children going to school safely in the winter months.

Highways

Proposed changes to the A338 junction layout are considered to be very dangerous. Hampshire County Council Highways Department have not been asked to comment on the latest traffic management proposals.

Proposing that cyclists can use the A338 to commute to work is unacceptable without the comments of how Hampshire County Council Highways Department is going to make the road safe for cyclists. Cyclists would have to take to the only pavement, causing a potential conflict with pedestrians that use the pavement.

Two pedestrian crossings have been proposed for the A338 near the Snails Lane junction. The transport strategy does provide a risk assessment of the very real danger this will pose to the public. This is the site of two previous road fatalities and two serious, non-fatal accidents in recent years. This can be evidenced by James Spark of Hampshire Fire and Rescue service.

The proposed road layout looks to double the width of the entrance to Snails Lane with a new feeder lane on the A338 for traffic turning into Snails Lane from the south, but this does little to address the existing very restricted sightline of the A338 southbound carriageway for vehicles exiting from Snails Lane.

Traffic density will increase on the A338 during busy times and potentially Saturdays, as tourists migrate to and from coastal resorts. Traffic impact into Ringwood and provision of retail are also not adequately reported.

S62 Obligation

The New Forest National Park Authority have objected to the development and are concerned about the increased footfall and recreational impact on the national park; this has not been addressed in any further reports since 2019.

NFDC Briefing Note

The Council is very disappointed by the partial nature of the NFDC Planning Officer's Briefing Note. This predominantly seems to reflect only information provided by the applicant, without reference to any other specialist discipline appraisal, either from in-house or external consultant, and omitting key details. This is a significant shortcoming and it falls far below the balanced and thorough briefing expected.

Conclusion

Overall, the Council agreed that the additional documentation, reports and information have not addressed the concerns raised in 2019 and are not substantive enough to stand up to scrutiny