

Ellingham, Harbridge & Ibsley Parish Council

Planning Committee Meeting held on Tuesday 14th January 2020 at Ellingham Church Hall, Ellingham

In attendance:

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

Acting Clerk: Kate Mason
7 members of the public

1. **20/01/169P Apologies for absence**
Apologies for absence were received from Cllr Loader
2. **20/01/170P Declarations of Interest**
There were declarations of interests from:
 - Cllr Burtenshaw - NPA 19/00895 Newtown Lane Farm, Mockbeggar
 - Cllr Errington - NPA CONS 19/0808 Rockford Farm Barns, Rockford Road,
 - Cllr Stainton-Burrell - NPA 19/00895 Newtown Lane Farm, Mockbeggar and NPA 19/00940 Primrose Cottage, Gorley Road, South Gorley
 - Cllr Webster - NPA CONS 19/0808 Rockford Farm Barns, Rockford Road
3. **20/01/171P To approve minutes of the meeting held on 10th Dec 2019**
It was proposed by Cllr Stainton-Burrell and seconded by Cllr Taylor that the minutes of the meeting held on 10th December 2019 be signed as a true and accurate record: **ALL IN FAVOUR.**
4. **20/01/172P Chairman's report on matters arising (not on the agenda)**
Nothing to report
5. **20/01/173P Public Forum**
Members of the public present were in attendance to speak about planning applications which the Chairman determined would be allowed when the application(s) was discussed.

Cllr Stainton-Burrell entered the meeting.
6. **Determine responses to Development Control and Treeworks applications**
20/01/174P NFNPA 19/00787 Linford Park Nursing Home, Linford Rd, BH24 3HX
Installation of sewer system and pumping station (revised application).

Cllr Taylor presented the application.

The application is an amended version of the one considered at the Planning meeting on 10.12.19 (Minute 19/12/152P).

Residents raised concerns about the length of time Linford Road would be closed during the laying of the sewerage pipe, lorry movements during the work and damage to trees which line the road. Members suggested to the agent and applicant that a meeting with the residents would be beneficial.

The agent confirmed a Construction Management Statement should be available in February following the completion of the tender process and a Traffic Management Plan had been submitted to HCC, but he stated road disruption will be confined to a 6 week period.

Members endorsed the Landscape Officer's report which, as well as other points, expresses concern about root damage to trees and verges along the route.

Members again suggested that re-laying the drainage run (parallel with the front of the main building) to fall to the former mortuary area to the SW should be investigated. The pumping station could then be located beside the 'Access Track' (as named on the Block Plan) and above the flood risk zone. This would preclude a second pumping station and keep any drainage infrastructure clear of woodland and agricultural land.

Key documentation is still missing from this application, despite this being the second time it has come to the Council for consideration.

Further to previous concerns about the integrity and security of the existing arrangement of bunds, bladders and bio-digester (subject to an enforcement notice), the agent and applicant advised that the electrical cabinet was now secured, the manhole covers were now in place, CCTV cameras had been installed and daily inspections of the site were taking place. The bunds are now pumped out as required.

It was proposed by Cllr Taylor and seconded by Cllr Errington that the application be **REFUSED, Option 4**, with the following required prior to an amended or further application:

1. Traffic Impact Assessment
2. More detailed Arboricultural Survey, with proposed mitigation, of intended pipe discharge route to interception point with public sewer
3. Construction Management Statement
4. Technical specification of: plant; acoustic footprint; new drainage infrastructure; anticipated operating load and system operating procedure of sewerage pump unit(s)
5. Risk Assessment of installation and alternative provision (particularly in event of system or power failure)
6. Evaluation of alternative drainage route re-laying the drainage run (parallel with the front of the main building) to fall to the former mortuary area to the SW, and then beside the 'Access Track' (as named on the Block Plan). The pumping station could then be located adjacent to the 'Access Track' above the

- flood risk zone. This would preclude a second pumping station and keep any drainage infrastructure clear of woodland and agricultural land
7. Detailed restoration proposals for woodland area, bunds areas, current pipeline routes and access track following removal of sewage treatment equipment and other drainage infrastructure. To be conditioned as part of any consent
 8. Requirement for applicant to hold a meeting with residents who will be affected during the currently advised 6-week highway closure

This is the second time the Parish Council has looked at this application and it is still incomplete in terms of critical key documentation and information. It is requested that determination be withheld until such time as all of this is available and the Council has had time to consider it along with taking opinion from residents who will be affected by the proposals.

ALL in favour, none against, no abstentions

20/01/176P NFDC 19/11534 Lake House, Woolmer Lane, Blashford, BH24 3PQ

Demolition of existing property and erection of new single-storey 3-bed dwelling and separate garage outbuilding with landscape modifications and ecological enhancements.

Cllr Burtenshaw presented the application.

The proposed building has a floor space 198m² which is slightly less than the current dwelling and the plans will comply with policy DM20. It is 900mm higher than the current flood level.

The applicants went through a pre-application process with planners who approved the layout. There are no roof lights and the site is private, surrounded by trees. Planner have given permission for the applicants to live in a caravan on site during the build process. There will be minimal lorry movements as much of the current property will be used on site.

It was proposed by Cllr Taylor and seconded by Cllr Sampson that the application be **recommended for permission – Option PAR 3**: a contemporary design that will not have a detrimental effect on the amenity value of the lake.

ALL in favour, none against, no abstentions.

20/01/177P NPA 19/00895 Newtown Lane Farm, Mockbeggar, BH24 3NN

New agricultural worker's dwelling; retention of mobile home for temporary period

Cllr Stainton-Burrell & Cllr Burtenshaw both declared an interest, remained in the room but did not vote.

An application, NFNPA 19/00548, submitted in November 2019, (Minute 19/11/143P refers) was refused as being contrary to Policy DP31, the main issue being there was already a dwelling (mobile home) on the site.

Members queried whether there was a case for a viable, stand alone agricultural business on the 4.5 hectare site without the support of Folds Farm, Godshill. The Design and Access states that both farms are run in conjunction with each other. The basis for a case of an agricultural dwelling is not sound if the site cannot sustain a viable business on it's own.

Cllr Webster expressed concern that Folds Farm did not have commoning rights unlike Newtown Farm and this could lead to an excess of cattle being turned out from Newton Farm which the local commons could not sustain.

It was proposed by Cllr Taylor and seconded By Cllr Sampson that the application be **Refused, - Option 2** , for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers:

- The mobile home be kept on site until a proven business case has been met
- A viability study and accounts are part of the business case
- Cattle numbers are monitored

In favour: 5, abstained: 2 - CARRIED

It was proposed by Cllr Webster and seconded by Cllr Sampson that Standing Orders be suspended - **All in Favour**.

20/01/178P NPA 19/00927 2 Northlynn Cottages, Highwood Lane BH24 3LG

Cllr Burtenshaw presented the application.

Members were cognisant of the comments made in the Briefing note.

It was proposed by Cllr Burtenshaw and seconded by Cllr Webster that members were happy to accept the decision reached by the National Park Authority's Officers under their delegated powers, **Option 5**.

All in favour.

20/01/179P NPA 19/00940 Primrose Cottage, Gorley Road, South Gorley

The application was for Application for a Certificate of Lawful Development for existing use of dwelling in breach of agricultural occupancy condition restriction to planning permission NFDC/86/33321 Clause 2 of Section 52 legal agreement.

Cllr Stainton-Burrell declared an interest, remained in the room but did not comment.

Members had no comments or evidence to submit.

Treeworks

20/01/180P NPA CONS 19/0808 Rockford Farm Barns, Rockford Road, BH24 3NB

Pollard Willow stand

Cllr Errington & Cllr Webster both declared an interest, remained in the meeting but did not vote.

Members discussed the application and had no objection but could it be stressed that the pollarding must be carried out at the appropriate time of year.

DECISION: No Objection

20/01/181P NPA TPO Moyles Court Oak (King's Oak), Moyles Court BH24
Deadwood removal, cut back limbs to suitable growth point

Members discussed the application and had no objection.

DECISION: No Objection

Cllr Burtenshaw suggested that the Parish Council approach the landowner, (Sommerley Estates), to enquire about remedial tree work to improve the ground conditions which the Parish Council could offer to pay for. Members agreed this would be a beneficial course of action.

7. 20/01/182P Note decisions for Applications, Appeals and Enforcements received from NFNPA and NFDC

- NFDC 19/10879 APP Sunset, Snails Lane, Blashford BH24 3LY
Appeal APP/B1740/D/19/3239403 *update*.
- NFDC 19/11406 Bleak Hill Farm, Bleak Hill BH24 3PX – *Granted*
- NFDC 19/11365 The Paddocks, Headlands Business Park, Blashford BH24 3PB – *Granted*

8. 20/01/183P Consider responses for Planning Authority Committee meetings, Appeals, Enforcements, Consultations

New Forest District (outside the National Park) Local Plan 2016-2036 Part 1 Planning Strategy – Main Modifications.

It was AGREED this would be an agenda item for the meeting on 28th January 2020.

9. 20/01/184P Approve new banking arrangements

The Acting Clerk advised members that an application had been made to the Unity Trust Bank to transfer the current and three business accounts from National Westminster Bank. This should be completed by the end of January. This will include an electronic banking service. Council Financial Orders will need to be amended therefore will be an agenda item at the meeting on 28th January 2020.

It was proposed by Cllr Stainton-Burrell and seconded by Cllr Webster that the new banking arrangements be approved. **All in Favour.**

10. 20/01/185P Correspondence

Ibsley Drove – An email was received on 14th January from Mr David Barrett regarding footpath 078/1/3. It was agreed to discuss this at the Council meeting on 28th January.

The meeting closed at 9.50pm

Dates of 2019/20 EH&I PC meetings at Ellingham Church Hall at 7.30 pm:

Planning Committee

(Tuesdays)

11th February

10th March

14th April

12th May

Parish Council

(Tuesdays)

28th January

25th February

24th March

28th April Annual Parish meeting at
Ibsley Village Hall

26th May Annual meeting.