

Ellingham, Harbridge & Ibsley Parish Council
Planning Committee Meeting held on Tuesday 8th June 2021
at Ellingham Church Hall, Ibsley BH24 3PJ

In attendance:

Cllr Errington (Chairman)
Cllr Burtenshaw (Vice Chairman)
Cllr Loader
Cllr Taylor
Cllr Wilson

Parish Clerk: Joanna Ramsay
5 members of the public

- 1. 21/06/294P To elect a Planning Committee Chairman**
Cllr Burtenshaw stepped down as Chairman and nominated Cllr Errington to take over as Chairman. Seconded by Cllr Taylor. 4 in favour (Cllr Errington did not vote).
- 2. 21/06/295P To elect a Planning Committee Vice Chairman**
Cllr Errington stepped down as Vice Chairman and nominated Cllr Burtenshaw to be Vice Chairman. Seconded by Cllr Loader. 4 in favour (Cllr Burtenshaw did not vote).
- 3. 21/06/296P Apologies for absence**
None recorded.
- 4. 21/06/297P Declarations of Interest**
Cllr Errington declared a non-pecuniary interest in planning application 21/00418 and Cllr Burtenshaw declared a non-pecuniary interest in treeworks application 21/0269
- 5. 21/06/298P To approve minutes of the meeting held on 4th May 2021**
It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Taylor that the minutes of the meeting held on 4th May 2021 be signed as a true and accurate record:
ALL IN FAVOUR.
- 6. 21/06/299P Chairman's report on matters arising (not on the agenda)**
Cllr Burtenshaw stated that since the last meeting there is nothing further to report, Druce Acres will be covered under item 10 (i) on the agenda.
- 7. 21/06/300P 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.
- 8. 21/06/301P Determine responses to Development Control and Tree works applications**

Chairman

Date

Planning Applications

The Chairman decided to alter the agenda and discuss item NPA 21/00496 11 Cuffnells Close, Mockbeggar, Ringwood, BH24 3NR

- (i) **NPA 21/00496 11 Cuffnells Close, Mockbeggar, Ringwood BH24 3NR**
Single storey extension; alteration to outbuilding; porch

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Loader to recommend Option 3 (PERMISSION) to NF NPA. **ALL IN FAVOUR.**

Comments submitted:

This application is for a single storey extension to provide additional living space with the inclusion of a new front porch. The additions and remodelling of the dwelling would not exceed the 30% increase in floorspace provision of DP36. The garage will be made smaller in size to allow for a gate to use the driveway and the applicant stated that the garage door would be put back to retain continuity of the current street view. Construction will be within the curtilage of the property. It is a modest alteration and in keeping with the local area, the proposal is sympathetic to the setting and there is no potential impact on neighbours.

The Chairman decided to alter the agenda and discuss item NPA 21/00411 and 21/00427 Avon Valley Cottage, South Gorley, Fordingbridge SP6 2PU

- (ii) **NPA 21/00411 Avon Valley Cottage, South Gorley, Fordingbridge SP6 2PU**

1no. two storey and one storey extension; 1no. single storey extension; ridged roof; porch; alterations to doors and windows; render; waste water treatment plant

It was **proposed** by Cllr Loader and **seconded** by Cllr Burtenshaw to recommend Option 3 (PERMISSION) to NF NPA. **ALL IN FAVOUR.**

Comments submitted:

This application is to replace the existing single and 2-storey flat-roof rear extensions with ones more sympathetic to the building. The new 2-storey extension will be about 1m deeper, but proposed floorspace would be within the allowance of DP36, with a gabled/tiled roof to match the retained front element. It was agreed this would be a much more sympathetic addition to the dwelling and an enhancement to the Conservation Area. A full-width single-storey timber-framed covered area proposed to the rear of the replacement extension was also considered to be in keeping, together with material finishes proposed.

The Parish Council requests a condition to ensure that all contractors' vehicles, deliveries and building materials be kept within the curtilage during the construction, using the access to the property from the rear (east). This is to ensure protection of the SSSI verge adjoining the site. Attention is drawn to the need to protect the verge to Natural England's satisfaction while works are carried out to the front (west) elevation as there is no curtilage on this side of the property. A proposed first floor window on the north elevation has been objected to by nearby properties, but due to the separation of the property from the boundary, it

was felt this would not lead to unwarranted overlooking. Minimising any external lighting with control by PIR sensors is encouraged to reduce unnecessary light pollution. It would have been helpful and informative if D&A and Construction Management Statements had accompanied the application.

(iii) **NPA 21/00427 Avon Valley Cottage, South Gorley, Fordingbridge SP6 2PU**

2no. outbuildings

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Taylor to recommend Option 5 (we are happy to accept the decision reached by the Authority's Officers under their delegated powers) to NF NPA. **ALL IN FAVOUR.**

Comments submitted:

The application is a revision to 21/00225 for two outbuildings. It proposes repositioning the garden room / summer house 3m from the boundary (previously 1m) and slightly further to the east of the site, with the garage remaining where previously proposed. A right of access exists through the eastern boundary. Objections state that the structures would be too large and overbearing, could be turned in habitable accommodation, a visual intrusion and noise generating. However, it was thought that they were reasonable size structures within this area of curtilage, would be subservient to the dwelling, the materials / design would not have an adverse impact on the Conservation Area and their use could be conditioned to incidental only. It was suggested to the applicant that adding the intended extent of driveway to the plan would be helpful. As with 21/00225, minimising any external lighting with control by PIR sensors is encouraged to reduce unnecessary light pollution.

The Chairman decided to alter the agenda and discuss item NPA 21/00429 1 Brackenhill Cottages, Highwood Lane, Highwood, BH24 3LE

(iv) **NPA 21/00429 1 Brackenhill Cottages, Highwood Lane, Highwood, BH24 3LE**

Two storey extension; alterations to fenestration

It was **proposed** by Cllr Wilson and **seconded** by Cllr Burtenshaw to recommend Option 3 (PERMISSION) to NF NPA. **ALL IN FAVOUR.**

Comments submitted:

The application proposes replacing an existing lean-to single-storey extension to the rear (north-east) of the dwelling by a two-storey extension, about 1m deeper. The floorspace addition would be within the DP36 limit. The property is in need of significant modernisation. It is well screened and set some distance from Highwood Lane. The extension would be smaller than that at the adjoining property, which is separated by a mature hedge at the rear of the properties. It was thought that the extension was modest, sympathetic and subservient to the existing dwelling. Construction materials/contractors' vehicles should be kept within the access area to the properties by the shared driveway. It would have

been helpful and informative if D&A and Construction Management Statements had accompanied the application.

The Chairman decided to alter the agenda and discuss item NPA 21/00418 Forest Holm, Newtown Lane, Mockbeggar, Ringwood BH24 3NN

(v) NPA 21/00418 Forest Holm, Newtown Lane, Mockbeggar, Ringwood BH24 3NN

Single storey extension; removal conservatory

It was **proposed** by Cllr Loader and **seconded** by Cllr Taylor to recommend Option 2 (REFUSAL but would accept the decision reached by the Authority's Officers under their delegated power) to NF NPA. **AGREED WITH ONE ABSTENTION.**

Comments submitted:

The application is retrospective, replacing a conservatory by a single-storey extension with a tiled, gabled roof, subservient to and matching the existing dwelling. The footprint is the same as the conservatory with net reduction in glazing of about 30%. However, it was thought that there was still a large amount of glazing on the western elevation and both it and the extension were visible from the footpath (street scene) and Gorley Road (0.5km to the west). Given the location of the property, the design and impact of the extension create an adverse effect on the local area.

The Chairman decided to alter the agenda and discuss item NPA 21/00413 Furzie Field, Highwood Lane, Highwood, Ringwood BH24 3LG

(vi) NPA 21/00413 Furzie Field, Highwood Lane, Highwood, Ringwood BH24 3LG

Detached garage.

It was **proposed** by Cllr Errington and **seconded** by Cllr Burtenshaw to recommend Option 2 (REFUSAL but would accept the decision reached by the Authority's Officers under their delegated power) to NF NPA. **ALL IN FAVOUR.**

Comments submitted:

This application is for a replacement garage to the north-east of the dwelling, with proposed materials of brick, timber-cladding and tiled roof. The ridge height would be 5.5m. While the design and materials were thought to be in keeping with the dwelling and setting, the roof pitch of the garage of 45 degrees creates the high ridge height. Coupled to it being set higher up the site than the dwelling, it is believed this would not result in it being subservient. A section through the site showing both structures would have been helpful. It was also thought that if glazing was added at a future date that the building might become suitable for habitable accommodation. A condition of incidental use only is requested. It is also requested that the roof design be reconsidered.

The Chairman decided to alter the agenda and discuss item NFDC 21/10587 The Old Church, Mockbeggar Lane, Ibsley BH24 3PP

- (vii) **NFDC 21/10587 The Old Church, Mockbeggar Lane, Ibsley BH24 3PP**
Use as a dwellinghouse (Lawful Use Certificate).

It was agreed that the Parish Council has no information to offer contrary to the application.

Treeworks

- (i) **NFDC 21/0255 Ibsley House, Mockbeggar Lane, Ibsley BH24 3PR**
Fell 1 x Robinia

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Loader to Raise No Objections to NFDC subject to the Tree Officer's consent. **ALL IN FAVOUR.**

- (ii) **NPA 21/0269 Cherry Oaks, Highwood, Ringwood BH24 3LZ**
Fell 1 x English Oak tree; Fell 1 x group of 3 European Fir trees

It was **proposed** by Cllr Taylor and **seconded** by Cllr Loader to Raise No Objections to NF NPA to fell the European Fir Trees, however a question should be raised as to whether the Oak tree needs a complete fell. **ALL IN FAVOUR.**

Comments submitted:

The Fir trees are close to, over-hanging and shading the main dwelling and there is no objection their removal. The Oak tree, by the stable buildings and over-hanging the access track through the site, is tall and leggy, but it is questioned whether it needs to be felled completely. The Parish Council request that the Tree Officer consider whether there might other options, such as a crown lift or thinning of the copse of trees in this area. While replanting is welcomed, it was thought that there might be better alternatives than replacement by an Ash.

9. **21/06/302P Note decisions for Applications, Appeals and Enforcements received from NFNPA and NFDC**

App	Address	Decision
NPA 21/00225	Avon Valley Cottage, South Gorley, Fordingbridge, SP6 2PP	Two outbuildings. Application Withdrawn.
NFDC 21/10088	The Green Farm, Ibsley Drove, Ibsley, Ellingham, Harbridge & Ibsley BH24 3NW	Use of three parts of buildings as three dwelling houses (Lawful Use Certificate for retaining an existing use or operation. Was Lawful.
NFDC 20/10103	Kingfisher Park, Salisbury Road, Blashford, Ringwood, BH24 3NX	Proposed Legal Agreement for Barrier/Gate. Undetermined.
NPA 20/00832	Blackheath Farm, Toms Lane, Linwood, Ringwood, BH24 3QX	Single Storey Extension. Granted Subject to Conditions.
NPA 21/0225	Orchard Cottage, Mockbeggar, Ringwood, BH24 3NH	Prune 1 x group of Ash and Hornbeam trees; Fell 3 x Apple trees; Deadwood 1 x Plum tree

		(exempt works - Information only). Raise No Objections.
NPA 21/0228	Merrihill, Highwood Lane, Highwood, Ringwood, BH24 3LE	Prune 1 x English Oak tree; Prune 1 x Hornbeam tree. Raise No Objections.

10. 21/06/303P Consider responses for Planning Authority Committee meetings, Appeals, Enforcements, Consultations:

- i. To follow up on previous agenda items - regulation of Druce Acres**
 Clerk stated that as an action of the last meeting, the regulation of Druce Acres was followed up with the NFDC Planning Team, and a Planning Enquiry has been created. There has been no reply as yet but the Clerk has provided extra information as required.

11. Date of next Planning Committee meeting – 13th July 2021

The meeting closed at 9.20pm

Dates of 2021/22 EH&I PC meetings starting at 7.30 pm:

Planning Committee

- 13th July
- 10th August
- 14th September
- 12th October
- 9th November
- 14th December
- 11th January
- 8th February
- 8th March

Council

- 22nd June
- 27th July
- 28th September
- 26th October
- 23rd November
- 25th January
- 22nd February
- 22nd March