

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 September 2017.

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (5)

1. Apologies

17/09/104P

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

2. Declarations of interest

17/09/105P

Cllr Errington declared a non-pecuniary interest in NFDC 17/11068 Hucklesbrook Farm and Forestry Commission Rockford End.

3. To approve the minutes of the last meeting

17/09/106P

The minutes of the last Planning Committee meeting on 8 August 2017 were approved and signed as correct. Proposed by Cllr Burtenshaw, seconded by Cllr Webster. 4 in favour (1 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

17/09/107P

16/160P – Ongoing use of outbuildings/garages for incidental use; ongoing research regarding whether any conditions had been put in place to prevent use as holiday lets or use as a separate dwelling. It was noted the Western Escarpment Steering Group may consider monitoring such issues in the future.

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.

17/09/108P

NPA 17/00692 Forest Corner, Mockbeggar Lane – Replacement septic tank; installation of soakaway drainage. Cllr Burtenshaw explained the location and reminded members an application to fell a large Eucalyptus tree in the rear garden had been approved, and the applicant has approached the Parish Council to access the rear of the site via the SSSI verge and ditch.

The following was established and discussed:-

- The application states 'all other environmental and conservation permissions have been sought and secured by G Farwell [the contractor]', however there is no evidence submitted alongside this application to support this.
- The contractor advised he had today discussed the felling of a second Eucalyptus tree with NPA Tree Team in order to access the rear of the property via the gravel walkway on the eastern side of the curtilage (approx. max. 5ft wide). Should this be possible, there may not be a need to access the site across the Parish Council owned SSSI verge and ditch.

- The contractor confirmed consent for access across the SSSI ditch and verge will still be sought, in case the side access is too constrained. Any use on the verge of terram would be taken up at the weekend, and plant machinery would remain within the site for the duration of the works.
- It was noted any overflow from the soakaway would discharge into the SSSI ditch, and the drawing for the septic tank may change.

It was proposed to recommend refusal under option 4 to NPA, with the following comments:-

- **Whilst the Parish Council have no issue with the principal of replacing the septic tank, there are several issues which need to be brought to the attention of the Case Officer.**
- **This work is proposed to take place adjacent to an SSSI which is home to the Small Fleabane (a very rare, critically endangered plant). It is currently proposed for the contractors to cross the SSSI with machinery and materials to access the property. There is no method statement, however, detailing how the contractor will safely traverse the SSSI which belongs to the Parish Council. We are responsible for its protection under a land management agreement with Natural England.**
- **The Parish Council is concerned that this application does not contain the evidence confirming all environmental and conservation consents have been secured, as it is vital Natural England have been consulted and are happy to give their consent.**
- **Additionally the contractor has confirmed the specification of the septic tank is likely to change and that the intended overflow will be into the SSSI ditch and not a soakaway cavity. This will also require Natural England's consent.**
- **Given the SSSI designation of the adjoining land, the Parish Council request a method statement to be submitted to clarify:-**
 - **The access to the site for plant machinery and equipment, along with Natural England's consent;**
 - **Where materials, plant equipment and by-products of the site are to be stored;**
 - **Where delivery vehicles and contractors' vehicles park for the duration of the works.**
 - **That the spoil is not placed on or near the SSSI.**

Seconded, all in favour (5).

The contractor was advised a revised application could be discussed at the Parish Council meeting on 26 September to help him meet the date of when the work is scheduled to take place.

17/09/109P

NPA 17/00702 Elm Trees, South Gorley – Extension to existing garage. Cllr Errington explained the location of the property, and showed photos of the existing structure and the proposed and existing elevations. The following was established and discussed:-

- The existing garage is 6.5m long, and this application seeks to extend it to the west by a further 5m; ridge height the same. The proposed materials will be slate roof, cedar cladding and brick plinth.
- A new soakaway for gutter drainage will be required.

It was proposed to recommend permission to NPA with the following comments:-

- **The building should be conditioned for incidental use only.**
- **The applicant should consider attenuating the potential light pollution from the roof lights and glazing. Any external lighting should be on PIR detectors.**
- **All contractors' vehicles and materials should be parked with the curtilage/driveway during the works.**

Seconded, all in favour (5).

The Chairman brought forward agenda item:-

7. To consider responses for Lawful Development Certificate applications:

17/09/110P

NFDC 17/11068 Hucklesbrook Farm, South Gorley – Use of dwelling in breach of Agricultural Occupancy Condition (Lawful Use Certificate for retaining an existing use of operation) (Cllr Errington explained the location

During discussions the following was established and discussed:-

- The agricultural tie was moved from another property to this dwelling in order for it to be renovated and brought back into use by the applicants.
- The 80 acres of land is not intensely farmed, but leased for grazing and standing crop.
- The applicants' main source of income is from the holiday cottage business (outbuildings within the site).

It was agreed to submit the following comment to NFDC:-

- **The Parish Council has no specific evidence to support or refute this application, however the family has been known to one of the councillors for many, many years and not been known to be involved with agricultural activities.**

Seconded, all in favour.

The Chairman returned to agenda item:-

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

17/09/111P

Forestry Commission Thinning Application Rockford End, Rockford – felling of Turkey Oak. Cllr Burtenshaw advised she regarded this as more of a consultation, as opposed to a formal planning application, and reminded all of the recent works to remove Turkey Oaks carried out by National Trust and HCC. The following was established and discussed:-

- This work continues the work to remove Turkey Oak from the area.
- Approx. 180 trees will be felled (root structure will remain), some areas will be fenced off and allowed to regenerate as a secondary woodland.
- Concerns were raised regarding the transportation of the plant machinery in and out of the site, and also how the enormous amount of wood will be moved out of the site on the rural roads.

It was proposed to recommend to raise no objections with the following comments:-

- **The Parish Council is in support of this application, however have concerns regarding how the plant machinery will be accessing the site, along with the size of the vehicles required to remove the felled trees. The rural lanes are not appropriate for large vehicles.**
- **We request that HCC highways be consulted, and a survey of the lanes to be used are assessed before and after the works take place, and all repairs made good.**

Seconded, all in favour (4). Cllr Errington abstained from voting.

Cllr Spark asked Cllr Loader to chair this application.

17/09/112P

NPA 17/00693 Linslade Cottage, Linford – Detached garage/log store (demolition of existing). Cllr Spark explained the location and showed photos of the current garage and proposed elevations. The following was established and discussed:-

- The existing garage is in poor condition, and the proposed garage would be of similar dimensions (6m long) with a ridge height of less than 4m.
- It would have open bays, with an enclosed log store.
- The adjoining neighbour is in support of the application.

It was proposed to recommend permission under option 3 to NPA subject to the following comments:-

- **The garage should be conditioned for incidental use only.**
- **Any external lighting should be on PIR detectors.**

Seconded, all in favour (5).

17/09/113P

NPA TPO/17/0722 Hunters Moon, Highwood – Prune 1x Oak (TPO protected); prune 3x Oak (in Conservation area). Cllr Loader explained the location and showed photos of the existing trees and the tree plan. The following was established and discussed:-

- T1 overhangs the road; T2 overhangs the garage and a 2m clearance was thought sensible; T3 + 4 are not near the garage but two branches are crossing on T3 and the proposed crown thinning by up to 20% was considered reasonable.

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

- **The Parish Council support the proposed works of crown thinning up to a maximum of 20% as sensible arboricultural management.**

Seconded, all in favour (6).

17/09/114P

NPA CONS/17/0735 Orchard Cottage, Furzehill – Fell 1x Rowan tree; fell 2x Prunus trees; fell 1x Laburnum tree; prune 1x group of unspecified species trees (managed as a hedge). Cllr Loader explained the location and showed aerial photos and maps. He explained this is a hedge which has got a little wild, and the Prunus are actually Malus, confirming the trees are not significant beyond the properties' boundaries.

It was proposed to recommend raise no objections to NPA Tree Team.

Seconded, all in favour (5).

7. To consider responses for Lawful Development Certificate applications:

Discussed under 17/09/110P.

8. Decisions received from NFDC & NPA (circulated prior to Agenda):

17/09/115P

NPA TPO/17/0501 Spinnaker Lake Sailing Club House, Ivy Lane, Blashford – *granted*

NPA 17/00568 Land at Shobley (Mill Lane E6L5 11Kv Circuit), Ringwood – *raise objections*

NPA CONS/17/0570 Forest Edge Farm, Highwood - *granted*

NFDC 15/11086 Lake View, Salisbury Road, Ibsley – *agreed removal /variation of condition*

NPA CONS/17/0574 Forest Holm, Mockbeggar – *raise no objections*

NFDC 17/10652 Quiet Waters, Ivy Lane, Blashford – *was lawful*

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

10. Correspondence

17/09/116P

There is an NFDC Appeal Panel meeting re: proposed TPO 31/17 on the Land of Snails Lane on Thu 5 Oct 10.15am Ringwood Gateway. Cllr Spark spoke of local opposition to the blanket TPO, as it is non-specific across all species, therefore requiring any pruning or maintenance to be sought permission for. Cllr Spark proposes to attend this meeting as the Parish Council's representative to request that the area is surveyed to allow any important trees to be listed individually, which would allow minor works to be carried out by landowners. Seconded, all in favour (5).

17/09/117P

The clerk reminded all the next Lengthsman visit is on 25 September – forward any suggested tasks to her urgently.

17/09/118P

The next Police Beat Surgery is held at Hockey's Farm on Wednesday 20 September between 2-2.30pm.

17/09/119P

Concerns regarding the continued letting of the mobile home (Forest Lodge) at Forest Corner were voiced: to be investigated.

The meeting closed at 9.20pm.

The next Planning Committee meeting will be held on

Tuesday 17th October 2017 at 7.30pm in Ellingham Church Hall (3rd Tuesday).