

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 14 November 2017.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie – Clerk

Members of the public (5)

1. Apologies

17/11/136P

The clerk had received apologies from Cllr Lane, assume from Cllr Sampson. Cllr Spark was due to arrive at 7.45pm, therefore Cllr Loader will chair the meeting until his arrival.

2. Declarations of interest

17/11/137P

Cllrs Shand and Webster declared non-pecuniary interests in NPA 17/00853 Brookside Cottage.

3. To approve the minutes of the last meeting

17/11/138P

The minutes of the last Planning Committee meeting on 17 October 2017 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Trebilco. 5 in favour (3 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

17/11/139P

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

17/11/140P

Two residents from South Gorley attended to raise their concerns regarding the flooding outside their property, just north of Ibsley Service Station, which is eroding their garden. Residents have lived there for 7 years, regularly cleared the culvert mouth, and liaised with Bob Brown (HCC Highways) on a number of occasions. Issues identified contributing to the prolonged flood waters were:- blocked/collapsed culvert under the road from the east to the west side of Gorley Road; southern section of the ditch being poached by stock, resulting in there being no 'run-off' from the culvert; narrow verge and maintenance required on the eastern verge.

The residents were encouraged to write to Tim Lawton, stating the issues and damage caused to their property as a result of the persistent flood water.

Cllr Spark arrived at 7.45pm.

Action: Clerk to liaise with HCC Highways; request annual permission by Natural England to clear ditch south of the culvert mouth; contact adjoining landowner regarding better maintenance of eastern verge.

Cllr Spark continued as Chair.

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

Please note: applications are minuted in the order they were discussed.

17/11/141P

NPA 17/00853 Brookside Cottage, Gorley Road, Linbrook – Two storey rear extension; single storey side extension with enclosed glazed link to main house; render. Cllr Loader explained the location, advising the property had been a holiday let from 1950s to 2013. Photos of the site and its close proximity to the ford were shown.

The following was established and discussed:-

- The existing elevations were viewed, showing the large garden building to the rear (permitted under a Lawful development Certificate application 16/00869).
- The house sits 26" below ground level, which contributes to the flooding issues encountered. The enclosed porch will be removed, along with existing single storey rear extensions and a utility room in order to ensure the proposals are within the 30% permitted habitable floor space increase.
- The new access will be into the glazed walkway, as the dummy front door will be flood proof.
- The glazed side extension was recommended by the planning officer for it to look distinct from the original dwelling.
- The applicant had extensive pre-application discussions to address all legal and conservation requirements.
- The importance of light attenuation and mitigation was discussed with the applicant via internal blinds/window coverings and Passive Infrared (PIRs) sensors on any external lighting.

It was proposed to recommend permission under option 3 to NPA, with the following comments:

- **Being mindful of this rural location the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant via the use of internal blinds/window coverings and for all external Lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**

Seconded, all in favour (8).

17/11/142P

NPA 17/00895 Primrose Cottage, Toms Lane, Linwood – Retention of mobile home for agricultural worker. Cllr Errington explained the location and reminded all of the long planning history of this site. The following was established and discussed:-

- This agricultural worker's dwelling has been granted a series of temporary permissions dating back from 2000. In 2014, permanent consent was granted but conditioned exclusively to Mr M Deacon. This application seeks for it to be an agricultural occupancy dwelling in its own right.
- Mr Deacon's family have been farming in Linwood since the 1800s and he currently farms approx. 200 acres of land in the parish. His justification for removing the tie to himself is that he has built the farm up from 5 acres and it is an independent and viable business in its own right, following the division of the land from the original bungalow following his mother's death in 2014. Security with the tie being removed would allow him to invest in much needed renovation to farm buildings in order to have space to safely isolate livestock when needed.
- Concerns were discussed on how agricultural occupancy ties are being removed from forest dwellings through the approval of Lawful Development Certificates where the occupier is not undertaking agricultural activities for more than four years, and what the Parish Council can do in order to prevent this happening in the future. This could potentially be achieved via a section 106 agreement.

It was proposed to recommend permission under option 1 to NPA with the following comments:-

- **The Parish Council are supportive of Mr Deacon's sustainable commoning activities in Linwood for the last 17 years.**
- **However there are grave concerns regarding how agricultural occupancy ties are being removed from forest dwellings through the approval of Lawful Development Certificates where the occupier is not undertaking agricultural activities for more than four years.**
- **The Parish Council request for the NPA to consider a legal obligation, such as a s.106 agreement to tie the occupier to agricultural activities to prevent this happening in the future at Primrose Cottage.**

Seconded, 7 in favour, 1 abstention.

17/11/143P

NPA 17/00959 West Cottage, South Gorley – replacement conservatory. Cllr Loader reminded all of the location and the previous application earlier refused by NPA this year, as the design was considered at odds with the character of the property and incorporated a thatched edition on the southern elevation.

The following was established and discussed:-

- This new application is for an opaque flat-roofed orangery with a shaded lantern roof, which does not incorporate the thatched window on the southern elevation.
- The flat roof does not interfere with the thatch line of the house, and the use of slim-line black aluminium means the cottage is more visible through the orangery.
- The applicant understands the need for light attenuation and mitigation in this rural location.
- The design was considered more sympathetic and in keeping than the existing conservatory in situ.

It was proposed to recommend permission under option 1 with delegated powers to NPA with the following comments:-

- **The Parish Council consider this design to be more sympathetic and in keeping than the existing conservatory in situ.**
- **Being mindful of this rural location, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant via the use of internal blinds/window coverings and for all external Lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**

Seconded, all in favour (5).

17/11/144P

NPA 17/00849 Redwings, South Gorley – Application for a Certificate of Lawful Development for retention of a single storey side extension as built. Cllr Burtenshaw explained the location and showed aerial photos and streetviews. The application was discussed and no evidence was submitted. It was agreed to make no comment to NPA.

17/11/145P

NPA CONS/17/1015 Roughwood House, Highwood Lane, Highwood – Prune 1x Poplar tree; prune 1x Cedar tree. Cllr Trebilco explained the location and showed photos of the trees. The Poplar branches are touching the stable roof, and a 2m clearance is applied for.; the Cedar to be crown lifted by 3m.

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

Seconded, all in favour (8).

17/11/146P

NPA CONS/17/1048 Alice Lisle Inn, Rockford – Prune 13x Poplar trees; prune 2x Oak trees. Cllr Loader chaired this application. Cllr Spark explained the location and showed photos of the Poplar trees and two Oak trees overhanging the most northern access road. It was agreed the Poplars need urgent attention.

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

Seconded, 7 in favour, 1 abstention.

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

17/10/147P

NPA 17/00702 Elm Trees, South Gorley – *granted stc*

NFDC 17/11300 Chatley, Gorley Road, Rockford – *withdrawn*

NFDC 17/10758 Quiet Waters, Ivy Lane, Blashford – *granted stc*

NPA /CONS/17/0784 Linford Park Nursing Home – *raise no objections*

NPA 17/00760 Land at Shobley Mill Lane E6L5 11Kv Circuit), Ringwood – *raise no objections*

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

9. Correspondence:

17/11/148P – concerns on works to three Oak trees near Four Oaks were raised; **Clerk to liaise with the NPA Tree Team.**

17/11/149P – members were advised the mobile home had been delivered to Druce Acres today; **clerk to advise the case officer at NFDC.**

17/11/150P – The defibrillator training seminar is being held at Ibsley Village Hall at 7.30pm on 16 November. There has been great support with lots of offers from locals to be part of the community support group; Cllrs Burtenshaw, Loader, Spark and Stainton-Burrell to attend along with the clerk.

17/11/151P – The Blashford silt pond at Ellingham Lodge will be placed on the Parish Council agenda for 28 November; **clerk to action.**

The meeting closed at 9.30pm.

**The next Planning Committee meeting will be held on
Tuesday 12th December 2017 at 7.30pm in Ellingham Church Hall.**