

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 13 February 2018.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie – Clerk

Members of the public (9)

1. Apologies

18/02/15P

The clerk had received apologies from Cllr Lane, Spark and Shand. Cllr Stainton-Burrell contacted the clerk with her apologies at 7.30pm.

2. Declarations of interest

18/02/16P

Cllr Errington declared a pecuniary interest in NPA 17/01077 Rockford Farm Barns. Cllr Webster declared a non-pecuniary interest in NPA 17/01077 Rockford Farm Barns.

3. To approve the minutes of the last meeting

18/02/17P

The minutes of the last Planning Committee meeting on 9 January 2018 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Sampson. 5 in favour (1 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising – none

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.

18/02/18P

NPA 17/01077 Rockford Farm Barns, Rockford - 2 No new Commoners Dwellings; 2 No. new stables; 2 No. new barns; associated access and hardstanding; demolition of existing barns. Cllr Loader explained the location, showed photos of the existing barn and dairy, and summarised land holdings in the immediate locality. This application will be heard at NPA Development Control Committee.

The following was discussed and established:-

- The New Forest Commoning review in 2007 identified poor access to affordable housing for commoners.
- The New Forest Trust wants to provide sustainable housing for young commoners.
- In 2015 the land at Rockford Farm was leased from Hampshire County Council "for support and management of lawful depasturing of commonable animals".
- Recent photos of the two farm buildings show them in bad disrepair.
- The block plan and 3D images were viewed. The semi-detached dwellings are under 100sq.m with an office in the stable unit; the area in front of the dwellings would be some hard-standing, some compacted hoggin, with a small amount of landscaping. Each dwelling would have a separate entrance.

- It was noted a s.106 agreement would be needed to secure any dwelling for commoners in perpetuity.
- There was discussion whether the forest is overstocked or not; Verderers, Forestry Commission, National Trust and Natural England say it is not. It is likely to go down following the 2020 and 2024, and numbers naturally fluctuate over decades.

A summary of the key issues raised on the NPA website were viewed. There was an extended discussion of concerns voiced by councillors and the attending public including:- the impact on the inadequate highway system, the further impact on the valley access up to the commons, the ecological impact of additional stock being turned out onto the forest in this location, poor drainage of the site, management of the wet area, potential of light pollution, loss of back-up grazing by this site being developed, how the existing buildings were allowed to decay, whether this site would be better suited to one dwelling.

Support was voiced in principle to support increasing dwellings available to commoners, given how properties are being sold off to non-commoners at escalated market prices.

Key Issues raised in the comments on NPA website:-

- Gates set back 6 metres (HCC)
- CDA in favour
- Against core strategies for new housing and inappropriate development
- Verderers support the principle
- Collusion and conflicts of interests - commoners special treatment not democratic
- The barns should have been saved
- Concern for newts and nesting birds
- The muddied track where stock are funneled to their access to the Common - will be even worse?
- Increased vehicle movements
- Concerns about drainage of the Common and inadequate ditches
- NFA in favour
- New Forest Young Commoners are in favour

* Ecological impact to wildlife

* Visual damage to the Western Escarpment

* Loss of historic buildings

* Visual impact on a listed building

* Increased flood risk

* Detrimental effects / destruction of forest

* Overloading a narrow country lane.

* Over development

* Poor design and choice of materials

- The scale of the development is too large
- Not enough backup land especially in case of disease outbreak and need to keep stock off

Forest/Commons

- Young Commoners were not consulted
- Two units too many - one enough
- No Heritage statement supplied
- Inappropriate 'cluster' of buildings - out of character
- No Drainage/Flood risk report.

William Zeigler, New Forest Trust spoke and clarified the following:-

- This proposal is to help sustain commoning in the future.
- The description of a stable block is inaccurate – it is intended as loose boxes for a variety of livestock in keeping with commoning.

- The wet area near the wells will not be let; it will be fenced off and have its own management plan.
- In 2005 the New Forest Association surveyed young commoners and one of the prime concerns was the lack of affordable commoners' dwellings.
- National Trust are in support of this application, and a licence for commoning is being negotiated. The licence would restrict the number of livestock.
- Requirements are for 2 acres, including buildings.
- Currently only 43 properties for commoning let by the Forestry Commission.

A former verderer spoke to encourage the Parish Council to look forward to the future and be part of something positive to help sustain the commoning practice in the New Forest. He stated commoning is not farming, but a part-time practice, and it is natural for stock levels to fluctuate over the years.

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

Most importantly the Parish Council very much support in principle the creation of dwellings for young commoners in the New Forest which are affordable to them and we are particularly enthusiastic to see such a scheme developed within our parish which is close to the Commons. We agree it is important to help sustain this traditional form of agriculture in such a special area as the New Forest.

- **However, with the scale of the proposed development, being possibly too large for this site, we can foresee a negative impact in several areas. Concerns were expressed as to:**
- **the impact on an already inadequate highway system being the Rockford Loop Road. This is a poorly maintained road and drainage system which needs to be addressed to cope with further traffic.**
- **there should be an environmental impact statement to assess the affect of the development on the rural landscape and on this important conservation area. The ecology statement does not adequately address the ground damage in the valley which is already considerable and further pressure may lead to a loss of habitat and species.**
- **there is insufficient clarity on the 'Commoners Rights' relating to the holding and what licence is required from the National Trust in order for the commoners to access the Crown Lands in order to exercise such rights as they might have. Also insufficient evidence of what 'back-up' grazing is required and can be provided.**
- **similarly, the application does not clarify the 'need' for dwellings in the context of stocking levels for the Forest as a whole.**
- **there is no drainage assessment although we were reassured the wet areas would have their own management plans. This should be detailed in the application.**
- **possible noise and light pollution needs to be addressed, given its prominent position on the western escarpment.**
- **the described 'stable buildings' raised concerns as to whether this would lead to a more horse/pony enterprise and how this could be controlled?**
- **the barns have been noted as of vernacular interest. It was with regret that no effort has been made to maintain them.**

In summary, we would hoped to have seen a smaller unit with accompanying relevant buildings fitting in with its prominent position in the landscape and within the context of nearby Listed Buildings.

Seconded, 5 in favour. As Cllr Errington had declared a pecuniary interest, he did not speak or vote.

18/02/19P

NPA 18/00048 Primrose Cottage, Cuckoo Hill, South Gorley – Single storey infill extension. Cllr Burtenshaw explained the location and showed photos of the existing dwelling, noting where the single storey infill extension will be sited. The planning officer's briefing note states the proposals would come within the permitted increase to habitable floor space.

It was proposed to recommend permission under option 3 to NPA.

Seconded, all in favour (6).

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

18/02/20P

NPA 17/01039 Linslade Cottage, Linford – *granted stc*

NFDC 17/11541 The Old Rectory, Mockbeggar Lane, Ibsley – *refused*

Noted decisions since the agenda has been issued:

NFDC 17/11698 Barn, North End Farm, Harbridge Green – Use of barn as residential dwelling and associated works (Prior approval application); prior approval not required

NFDC 17/11590 Cobley Wood Farm, Harbridge Green – Agricultural barn; granted stc

8. To consider responses for Planning Authority Committee meetings, Appeals and Enforcements:

18/02/21P

Appeal Ref: APP/B1740/W/17/3176868 Druce Acres / New Barn – 7 field shelters; *appeal allowed*

Concerns were raised regarding the introduction of stables on a concrete base. **To be reported to NFDC enforcement.**

9. To discuss length of retention of all planning related documents (held in paper and electronic form) to ensure compliance with the forthcoming General Data Protection Regulations

18/02/22P

The clerk had consulted with Cllr Spark and suggested general planning applications are only to be held for up to 18 months, as it is all available on the local planning authority's website. Clerk encouraged all to review what data individual councillors are holding, and delete unnecessary information with personal data.

10. Correspondence: none

The meeting closed at 9.26pm.

Forthcoming Planning Committee meetings:-

Tuesday 13th March 2018 in 7.30pm in Ellingham Church Hall

Tuesday 10th April 2018 in 7.30pm in Ellingham Church Hall