

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

Members:

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

In attendance:

Natasha Mackenzie – Clerk

Members of the public (6)

1. Apologies

18/03/23P

The clerk had received apologies from Cllr Lane and Cllr Stainton-Burrell.

2. Declarations of interest

18/03/24P

Cllr Webster declared a non-pecuniary interest in NFDC 18/10237 Druce Acres.

3. To approve the minutes of the last meeting

18/03/25P

A proposal had been received to amend the recommendation on NFNPA 17/01077 Rockford Farm Barns by Cllr Webster. His request is to remove the first and last paragraphs, resulting in the recommendation being as per appendix 1. Seconded by Cllr Trebilco. 3 in favour, 3 abstentions. *Motion carried.* **Clerk to amend recommendation to NFNPA.** The Chairman asked for names to be recorded: Cllrs Webster, Trebilco and Loader in favour. Cllrs Sampson, Burtenshaw and Errington abstained.

The remainder of the minutes of the last Planning Committee meeting on 13 February 2018 were approved and signed as correct. Proposed by Cllr Webster, seconded by Cllr Loader. 4 in favour, 4 abstentions (2 abstentions as not present at that meeting - Cllrs Shand and Spark). The Chairman asked for names to be recorded: Cllrs Webster, Trebilco, Loader and Sampson in favour. Cllrs Burtenshaw and Errington abstained.

4. Chairman's Report of Matters Arising – none

5. Public Forum

18/03/26P

An attending resident spoke on their frustration regarding many planning applications are being submitted retrospectively once the work has been completed, rather than complying with the widely available policies and guidelines.

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

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

18/03/27P

NPA 18/00160 McDonalds, Picket Post - reconfiguration of car park to provide 6 additional car parking spaces. Cllr Errington reminded all of the location, showed photos of the existing scheme in the car park which is drastically different to what was granted under planning permission 16/00740 (an amendment to 13/98770).

The following was discussed and established:-

- Documents were viewed of the approved car parking scheme and the one that has been implemented. The applicant explained the wrong scheme was incorrectly sent to the contractors. Councillors expressed surprise that this was not picked up in the significant tendering and quantity surveying process.
- The existing scheme is much larger and highly invasive into the Root Protection Areas (RPAs) of the existing trees, of which many are covered by a Tree Preservation Order (TPO).
- Photos of the barriers were viewed, showing them to be very unsuccessful as several have been damaged by parking vehicles as they are too low to be visible, and in two places shockingly barriers are screwed directly to the trees.
- A concern is there is no obvious surface drainage system in place, and the ground surface appears to be non-porous.
- Tree works are proposed to many of the trees which have been comprised by these unpermitted works. As a result, several large specimens are to be felled. The replanting scheme was viewed as inappropriate, with 8 Scot's pine (non-native and invasive) and many pot-grown trees such as holly. Given the close proximity to SSSI, SAC, SPA and RAMSAR designated land, it was suggested the NFNPA Tree Officer and natural England be consulted for their suggestions.
- The Planning Officer's Briefing Note advised the NFNPA Tree Team have raised objections as the trees provide amenity value by way of screening the site.

It was proposed to recommend refusal under option 2 to NFNPA with the following comments:-

- **The Parish Council is very disappointed regarding this gross error in the implementation of a much larger, unapproved parking scheme, given the effort awarded to the previously approved scheme.**
- **The proposed replanting scheme (inc. mature Scot's Pine, Holly) is considered highly inappropriate given the close proximity to SSSI, SAC, SPA and RAMSAR designated land. The applicant should actively consult with the NFNPA Tree Team and Natural England for an entirely new scheme.**
- **The provision for ground water drainage for surface water is unclear, as the existing ground surface appears to be non-porous. Ideally it should be converted to a sustainable drainage system (SUD) for the benefit of the trees.**
- **The ivy-covered wall which runs along the northern boundary has been highly successful and this should be extended as much as possible to assist in screening of the site.**
- **The existing barrier system is evidently unsuccessful, as it is damaged in many places by vehicles. It is also disappointingly fixed to some of the trees by screws. A newer more robust and visible barriers or posts should be installed to define the parking area.**

Seconded, 8 in favour.

18/03/28P

NFNPA CONS/18/0219 Forelock Farm, Moyles Court – Prune 1x Maple tree, 1x Sycamore tree, 1x Cherry tree, 1 x Ash tree; Fell 1x Cherry tree. Cllr Sampson explained the location, and with the assistance of streetview images and the map the trees were identified. It was felt the works were appropriate. **It was proposed to recommend to raise no objections to the NFNPA tree team.** Seconded, 7 in favour, 1 abstention.

18/03/29P

NFDC 18/10237 Druce Acres, Salisbury Road – Stable block (retrospective). Cllr Loader will chair this application. Cllr Spark reminded all of the location, showing images of the site and photos of the already built stable block/birthing shelter. He was not permitted to approach the birthing shelter due to contamination risks. The following was discussed and established:-

- The documents include the correctly marked boundary but still do not include all the structures on site.

- Permission was granted for a 45 sq.m rectangular, timber-clad field shelter under 17/10989 with condition 4 specifically stating it shall not be sited on a permanent hardstanding or footing.
- The final product is a timber-clad 'L' shaped building which is more than double in size at 97 sq.m, erected on a concrete base. It has 5 loose boxes with half height doors, and one larger loose box. Although described these are not drawn in the application as a plan view.
- Drainage is stated within the application as by soakaway, but no drawings or details are included. Access to the site was denied so this could not be established.
- Photos taken by the applicant also show Perspex 'windows' in the roof which are not included in the detail of the application.

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

- **The Parish Council is extremely disappointed how the applicant has disregarded the granted planning permission and conditions under 17/10989. The resulting structure requiring retrospective approval is double in size at 97 sq.m, completely immobile as it is sited on a permanent concrete hardstanding and not rectangular but 'L' shaped with transparent roof panels.**
- **There is insufficient information contained within the application regarding the existence of adequate soakaway drainage.**
- **This permanent structure has been sited within a still unproven agricultural enterprise.**

Seconded, 8 in favour.

Cllr Spark resumes as chair.

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

18/03/30P

NFDC 17/11698 Barn, North End Farm, Harbridge Green – *Prior Approval not required*

NFDC 17/11590 Cobley Wood Farm, Harbridge Green – *granted*

NFDC 17/11630 Land adjacent to Hamer Warren Quarry, Harbridge Drove – *granted stc*

NFNPA CONS/18/0002 Orchards, Blind Lane, South Gorley – *raise no objections*

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

9. Correspondence

18/03/31P – The clerk detailed a forthcoming training event hosted by the parish council with HALC at Ibsley Village Hall on the imminent General Data Protection Regulations. It will be on Thursday 29 March between 10am-1pm with nearby town and parish councils attending. Places are limited: **Cllrs Burtenshaw, Spark, Errington and Shand noted their interest.**

18/03/32P – The next Parish Lengthsman visit is due on Monday 19 March – **all proposed tasks to be forwarded to the clerk.**

18/03/33P – The delayed Great British Spring Clean is to be run this Saturday 17th March for two hours, starting at 10am. All councillors were encouraged to attend either Appleslade car park, Linford Bottom car park or Rockford Sandpit carpark.

18/03/34P – the clerk reminded all the deadline for suggested articles for the next edition of EHI News is 1 April 2018.

18/03/35P – Cllr Webster raised concerns on the continuing existence of a mobile home at Edgemoor Farm and lack of planning permission for gates at Rockford Farm.

18/03/36P – Cllr Burtenshaw highlighted how recent events have shown the importance of clarifying any detailed commentary on planning applications.

18/03/37P – Cllr Trebilco agreed with a resident's concerns on retrospective applications as she is aware of several works in Mockbeggar which may not have the necessary permissions. It was noted

permitted development applications are not required to be assessed by the Parish Council, so may appear as unendorsed construction.

The meeting closed at 8.50pm.

Forthcoming Planning Committee meetings:-

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

Tuesday 8th May 2018 in 7.30pm in Ellingham Church Hall

DRAFT

Appendix 1

Revised recommendation to NFNPA for NPA 18/01077 Rockford Farm Barns.

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

- **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.**