

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 10 April 2018.

Members:

Cllr Spark	Cllr Loader – Chairman (P)
Cllr Burtenshaw	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 (5)

1. Apologies

18/04/38P

The clerk had received apologies from Cllrs Burtenshaw, Lane and Spark. Apologies assumed from Cllr Stainton-Burrell.

2. Declarations of interest

18/04/39P

Cllr Webster declared a pecuniary interest in NFDC 18/10330 Mockbeggar Lakes – he will not speak or vote.

Cllr Webster declared a non- pecuniary interest in NFDC 17/11637 North End Farm.

Cllr Errington declared a pecuniary interest in NFDC 18/10330 Mockbeggar Lakes – he will not speak or vote.

3. To approve the minutes of the last meeting

18/04/40P

The minutes of the last Planning Committee meeting on 13 March 2018 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Webster. 6 in favour.

4. Chairman's Report of Matters Arising – none

5. Public Forum – none

6. Presentation from Ian Donohue, Southern Planning Services re: proposals for creation of Manager's Accommodation at Linford Park Nursing Home

18/04/41P

Ian Donohue advised the renovation works are continuing for the 80 bed nursing home, anticipated to be staffed by 130 persons in a 24/7 period, and it is intended to open in October 2018.

To ensure the smooth-running of such an establishment, high calibre management will be essential with them living on-site. Due to limited space within the grounds of the nursing home, an application is planned for two units on the site of the old mortuary, comprising of a 2 bed manager's accommodation (120 sq. m) and a one bed overnight accommodation for visiting consultants (40 sq. m).

The mortuary is a ruin with half height brick built walls, therefore the existing structure cannot be reused so it is intended to build over it. The building would be timber clad with a green roof to fit into the environment. The proposed site is just inside the main gates, giving it a necessary degree of separation from the nursing home.

He summarised the relevant planning policies: DP13 'other occupational dwellings' – the accommodation would be tied to the nursing home in perpetuity; CP7 'The built environment' – it is in keeping with the location.

Councillors' questions/statements:

- Have there been discussions with the NFNPA? Yes.
- If manager is on annual leave, where would the assistant manager live? Not known.
- Need further convincing there is nowhere else for this to be sited.
- Contextual images welcomed at the planning stage.

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

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

18/04/42P

NFDC 17/11637 North End Farm, 31 Harbridge Green – Temporary use of land as research & development (Use Class B1); provision of associated parking & 1 portable toilet.

Cllr Errington reminded all of the previous application and location, advising the application is to enable the development of acoustic telemetry transmissions. This site has been chosen as it has flat land and is within 15 minutes of Ringwood. He showed aerial photos of the proposed siting of the pipe, car parking and portable toilet.

The following was discussed and established:-

Mitigation of issues raised by residents/EHIPC/other agencies:

- The use is temporary, and if successful it is likely to take less than 2 years and will be returned to agricultural use.
- The siting of a container: the container has been removed, instead a gazebo may be temporarily erected on a daily basis at times and a portable toilet is proposed.
- The hard-standing has been replaced by cell block to allow the grass to grow through.
- FP21 crosses the north end of the field: a ramp over the pipe is proposed.
- Noise of generator: this will only be used for a limited time when connecting the pipes.
- To prevent environmental damage a spill tray will be provided for the generator.
- The pipes will be mounted on 4-6" sleepers with the ends blocked off.
- The portable toilet will be green in colour, carefully sited and emptied by contract on a weekly basis.
- Part of the lease agreement is to conduct Environmental Impact Assessments before and after to ensure no damage is caused: the initial EIA has shown no known contaminants.
- It complies with policy CS21 as it will lend additional income and diversification of the land.
- Working hours will be 8am-4pm Monday to Friday and likely to be 1 or 2 cars a day when attending the site (intended a few days a week).
- The initial pipes will be made in a single delivery, and all other equipment will arrive with the testers by car/van with nothing being left at the site.
- External lighting is no longer required.
- Highways, ecology and archaeology have all comments 'no objection'.
- Concerns on use of the field by swans and its SSSI & SPA designations was mentioned, however Ian Barker's, Ecologist, response showed no concerns.

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

- **The Parish Council requests if the tests are successful, for the temporary B1 class permission to be withdrawn as soon as the site is no longer needed.**
- **To enhance screening, the portable toilet has 2x 6ft hurdles erected around it (preferably constructed of locally sourced hazel).**
- **If the generator causes noise disturbance, for it to be moved further away from nearby residences.**
- **The gazebo is of a muted/green colour and is to be removed from the site overnight along with any other equipment.**

Seconded, 5 in favour, 1 abstention.

18/04/43P

NFDC 18/10274 Lake House, Woolmer Lane, Blashford – House; parking & landscaping: ecological enhancements; demolition of existing. Cllr Errington welcomed John Pardey, Architect and Justin Packman, Planning Consultant, inviting them to speak.

Justin outlined the proposals: the site is 6 acres, with 3 of them being lake, and the intention is to remove the existing dwelling, rebuild it with a sustainable dwelling and develop the bio-diversity of the lake. Whilst it is acknowledged the proposed dwelling is more than twice the size which hugely exceeds the policy guidelines of DM20 allowing a 30% increase, in terms of the site to dwelling ratio, it is only an increase of 0.01%. This is a very special site with opportunity to enhance the ecology, and it warrants an exception.

John explained the original part of the house is Victorian and has been extended and added to several times since then. It is sited close to the edge of the lake and is in flood zone 3; extensive flood risk modelling commissioned by the applicant projects that the site could flood to a depth of 2-3 feet in an exceptional circumstance. Therefore the proposed contemporary dwelling would be raised off the ground on stilts to be above any projected flood level. It has been designed in two offset blocks (living and sleeping) with flat roofs and glass linking bridge, and it will be completely energy self-sustainable with solar panels on the roof and a heat exchanger in the lake. The structure will be steel framed, with sweet chestnut cladding externally, brick understorey with garage and store rooms.

Cllr Errington showed photos taken from around the site. Linbrook stream runs along the north-western boundary with footpath 701 (the Avon Valley Path) to the north of the stream. Kingfisher Lake is to the south and Poulner Open Space to the east.

The following was discussed and established:-

- Policy DM20 was introduced to ensure a level of diversity in the housing stock is maintained, which has been fairly effective. Permitted development rights under NPPF allow sizeable rear extensions to dwellings.
- The site is big enough for a sizeable increase in the dwelling, however the need for such an increase was questioned. It was clarified the design works at that scale in this setting, making use of the habitable living area overlooking the lake.
- The considerable amount of glazing was noted, and its potential for creating light pollution. Whilst materials are stated, it would be preferable to have sight of samples.
- Officer's Briefing Note states existing dwelling does have some attractive features, and the proposal increases habitable floor space from 150 sq. m to 336 sq. m.
- Neighbours' comments available on the NFDC planning portal at the time of the meeting are largely in support, though Ringwood Town Council does not consider the grounds provided are sufficient to make an exception to DM20.
- Enhancement to wildlife was welcomed, however this would require a robust, well-written s.106 which is both monitorable and enforceable. It was confirmed a draft management plan for the site has already been written.
- A proposed outbuilding is for housing a boat for the lake.

It was proposed to recommend to permission under option 3 to NFDC with the following comments:-

- **The key considerations for the Parish Council were whether the application is exceptional enough in design and ambition to merit setting aside Policy DM20, and whether its circumstances are sufficiently individual so as not to create a precedent to be used for redeveloping other properties.**
- **It was noted that PDR under the NPPF would allow sizeable rear extensions to the existing dwelling.**
- **At 6 acres, it was felt that the site would be large enough to accommodate the significant increase in size of dwelling applied for.**

- It was noted the existing dwelling occupies 0.08% of the 6 acre site, and the proposed dwelling would increase this to 0.09%.
- Native hedge screening is already being established on the boundaries and the nearest property is some 200m away. Oversight from FP 701 to the north was not considered to be a significant issue.
- As a result of the flood risk modelling carried out, it is understood why the building has been designed with habitable space above ground floor level with largely storage and garaging areas beneath.
- Splitting the dwelling into two offset structures reduces the massing of the building, which would have been overbearing, even in this large setting. The absence of ground floor infill, particularly under the southern structure also helps reduce the consolidation of the dwelling.
- A new structure on this site would allow for the low energy, self-sustaining dwelling proposed with water source heat pump and flat roof pv panels, which is to be welcomed.
- Concern was expressed about the extensive glazing and potential for light pollution, particularly where overlooking the lake (reflection) and roof lights (skyglow), and light attenuation measures should be conditionable.

By a majority vote, it was felt that there was sufficient distinction in this application for it to be made an exception to DM20, subject to:

- a comprehensive, monitored and enforceable s.106 habitat and ecological enhancement management plan, which the Parish Council understands has already been produced;
- conditioned attenuation measures for internal lighting, and for external light sources to be both approved and under PIR control;
- conditioned environmental systems;
- conditioned selection of external materials and colours - timber, brickwork, paving etc.;

The Parish Council hope and expect that the application will also be considered by the Planning Development Control Committee where it would receive a wider range of opinion.

Seconded, 4 in favour, 1 against, 1 abstention.

18/04/44P

NFDC 18/10330 Mockbeggar Lakes, Mockbeggar – Temporary siting of portable toilet from 15 March to 30 September each year. Cllr Loader advised this is a retrospective application and showed photos of the site, and where the portable toilet is sited, on the south-eastern side of the Control Tower.

The following was discussed and established:-

- The portable toilet is for use by fisherman, and it is not visible from the road.
- It is intended for it to be emptied by a contractor on a weekly basis.
- Concerns had been raised about disturbance if bats are inhabiting the Control Tower, however given the site of the portable toilet it was deemed unlikely.

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

Seconded, 4 in favour, Cllrs Errington & Webster did not speak or vote.

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

18/04/45P

NPA 18/00048 Primrose Cottage, Cuckoo Hill, South Gorley – *granted stc*

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

10. Correspondence - none

The meeting closed at 9.28pm.

Forthcoming Planning Committee meetings:-

Tuesday 8th May 2018 and Tuesday 12th June 2018 - 7.30pm in Ellingham Church Hall

DRAFT