

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 7 August 2018.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie – Clerk

Members of the public (4)

1. Apologies

18/08/89P

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

2. Declarations of interest - none

3. To approve the minutes of the last meeting

18/08/90P

The minutes of the last Planning Committee meeting on 10 July 2018 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Taylor. 5 in favour.

4. Chairman's Report of Matters Arising

18/08/91P

18/05/55P – the clerk has emailed and left a message for the senior planning officer Nichola Windebank – still awaiting update re: the advertised camping at Druce Acres and clarification of exactly where EN/18/0310 New Barn, Salisbury Road, Ibsley: unauthorised fence enforcement notice relates to.

It was noted that the Local Planning Authority's Agricultural Appraisal for Druce Acres is now available online, as well as recent correspondence between the agent and NFDC. **Clerk to contact Steve Clothier, NFDC, regarding the Parish Council being re-consulted, and to add to an appropriate agenda.**

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.

18/08/92P

NFDC 18/10871 West Barns, Bleak Hill Farm, Bleak Hill – Use of barn as residential dwelling (Approved under 15/10488) (Retrospective); annex & garage.

Cllr Loader explained the location, reminded councillors of the previously granted Prior Approval Application 15/10488 and explained the barn was in such a poor state parts of it collapsed before the conversion was possible. The following was discussed and established:-

- Due to the collapse of parts of the barn, this application is essentially a new building on the same footprint with some small differences to what was approved, along with the conversion of two other farm outbuildings.
- Approved and proposed elevations and block plans were reviewed, noting the materials are timber clad with slate roof tiles, the profile of the building is low from the north due to the field being approx. 1m higher.

- The similar amount of glazing was noted and, as on the previous application, the need for internal light attenuation to be addressed via the use of blinds and external lighting to be controlled by Passive Infrared sensors (PIRs) was reiterated.
- The two external outbuildings are being renovated with a roof beam linking both and forming an entrance to the courtyard.
- The agent advised the planning authority requested a planning application given the extent of construction following collapse of parts of the barn, it is intended as the applicants' long term family home, blackout blinds are being installed and the hedging and screening on the southwestern boundary is to be upgraded.

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

- **Being mindful of the rural location and the extent of glazing, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant with all external lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**
- **The two outbuildings should be conditioned for incidental use only to prevent any future conversion to habitable floor space or separate dwellings.**

Seconded, 5 in favour.

18/08/93P

NFNPA 18/00537 Ashdown, Linford Road, Linford – attached outbuilding. Cllr Errington explained the location. The following was discussed and established:-

- The proposal is for an attached outbuilding on the south-eastern elevation of the house accessed via an external door. The property has already benefitted from the permitted 30% increase in habitable floor space.
- Its' intended use is as a home office,
- The Planning Officer's briefing note stated it is important the outbuilding is subservient to the main dwelling with matching materials, and suggests any future permitted development rights could be removed from the property.
- In order to accommodate the proposals, a section of the non-native planted hedge would need to be removed and replaced with a brick wall.
- Concerns were discussed regarding the future use remaining as an outbuilding and how to prevent it being accessed directly from the house and used as habitable floor space. Suggestions included careful conditioning and monitoring by the Local Planning Authority.

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

- **The Parish Council are concerned that this addition could very easily be knocked through into the main building and we would encourage the case officer to explore a Section106 requirement that this addition be maintained with a separate, external entrance into the main dwelling, in perpetuity. The applicant was happy with this suggestion.**
- **Being mindful of the rural location and the extent of glazing, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant with all external lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**
- **The outbuilding should be conditioned for incidental use only to prevent any future conversion to habitable floor space or as a separate dwelling.**
- **As part of any permission granted, all future permitted development rights should be removed from the property.**

Seconded, 4 in favour, 1 abstention.

18/08/94P

NFDC 18/10902 Copley Wood Farm, Harbridge Green, Harbridge – Variation of Condition 2 of PP to allow amended plans, and allow increase in size in building; window alteration.

Cllr Burtenshaw has reviewed the application and emailed all her assessment. Cllr Spark presented the application, advising the Planning Officer feels there is little additional impact compared to the previously granted application by the adjustments to glazing and slight increase in building size. The Parish Council's previous comments were reviewed regarding the importance of light attenuation and screening from the elevated position.

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

- **Being mindful of the rural location and the increase in glazing, the Parish Council would like the importance of mitigating any light pollution to be stressed with the applicant with all external lighting to be a material consideration with Passive Infrared (PIRs) sensors as standard.**
- **The Parish Council request for evergreen hedging to be a material consideration along the southern boundary to screen the property from its elevated position on the ridge overlooking Kent Lane.**

Seconded, 5 in favour.

18/08/95P

NFNPA CONS/18/0637 Brogenslade, Furze Hill, Fordingbridge – Fell 1x Apple tree. Cllr Sampson had emailed all her assessment and photos of the proposal. It was discussed and agreed to **propose to recommend to raise no objections to the NFNPA Tree Team**. Seconded, 5 in favour.

18/08/96P

NFNPA CONS/18/0681 Cherry Oaks, Highwood – Prune 1x English Oak tree; Fell 1x Silver Birch tree. Cllr Sampson had emailed all her assessment and photos of the proposal. It was discussed and agreed to **propose to recommend to raise no objections to the NFNPA Tree Team**. Seconded, 5 in favour.

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

18/08/97P

NFDC 18/10759 Chatley, Gorley Road, Rockford – *granted stc*

NFNPA 18/00379 Redwings, South Gorley – *granted stc*

NFNPA 18/00385 Hill View, Mockbeggar – *refused; enforcement notice issued EN/18/0006*

NFNPA 18/00421 Three Tree Hill, Rockford – *granted stc*

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

18/08/98P (*received after the agenda was issued*)

NFNPA 17/01077 Rockford Farm Barns, Rockford – *refused at Committee*

The issue of potentially unpermitted gates and access to the commons was raised; it was discussed and agreed for the clerk to approach the National Trust regarding this matter. **Clerk to do.**

NFDC Breach Established: EN/18/0310 New Barn, Salisbury Road, Ibsley - Unauthorised Fence – **clerk clarifying what residence this relates to.**

9. Consultations

18/08/99P

Bye Laws on Sites of Special Scientific Interest (SSSI's): deadline 10 Aug '18 (circ.1Aug): **Cllr Spark to review and respond.**

New Forest Inclosures Deforestation Proposals: deadline 24 Aug '18 (circ.31Jul): **Cllr Errington to review and respond.**

10. Correspondence

18/08/100P – Ellingham Show: all were reminded to attend between 12-1pm for the residents' drinks reception, and to come and engage with the local residents.

18/08/101P - Forestry Commission felling licence application – Linwood Reserve: the clerk has not been able to access full details via the website and has requested full details but are likely to miss the deadline. It was agreed to not comment on this application.

18/08/102P – Cllr Webster raised concerns regarding holiday letting at Newlands Farm: **clerk to investigate.**

18/08/103P – Cllr Taylor shared his vision to promote small sustainable local businesses within the parish through our website. He and Cllr Loader will take this forward, using the next newsletter to reach out to businesses.

The meeting closed at 9.20pm.

Forthcoming Planning Committee meetings at 7.30pm in Ellingham Church Hall:-

Tuesday 11th September 2018

Tuesday 9th October 2018

DRAFT