

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

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

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie - Clerk

Members of the public (2)

1. Apologies

18/11/148P

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

2. Declarations of interest

18/11/149P

CLlr Webster declared non-pecuniary interests in 18/10237 & 17/11180 Druce Acres.

CLlr Taylor declared non-pecuniary interests in 18/10237 & 17/11180 Druce Acres – he will not speak or vote.

CLlr Spark declared a non-pecuniary interest in 18/00789 Moyles Court School.

3. To approve the minutes of the last meeting

18/11/150P

The minutes of the last Planning Committee meeting on 9 October 2018 were approved and signed as correct.

Proposed by CLlr Sampson, seconded by CLlr Webster. 5 in favour (1 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

18/11/151P

18/05/55P – advertised camping at Druce Acres. The clerk is still awaiting a response from senior planning officer Nichola Windebank.

18/08/102P – QU/18/0162 enforcement investigation ongoing re: holiday letting of the garage at Newlands Farm.

18/10/145P - National Trust - Community gorse cutting session at Rockford Common is rescheduled to this Sunday 18th November, 10am – 3pm. Refreshments, tools and gloves provided, everyone needs to bring lunch, a drink and wear hardwearing clothing / footwear.

5. Owen Dimond – Veolia's forthcoming planning application

18/11/152P

CLlr Spar welcomed Owen. Owen spoke on the plans for the forthcoming application to extend the life of the Blue Haze landfill site from 2020 to 2029, with the restoration being completed by 2031. He explained that this was not an application to increase the size of the site but that there has been a significant reduction in the waste volume delivered each day due to people actively composting, recycling, and the use of recyclable energy: down from 2,000 cubic m. to 1000 cubic m. per annum. He reassured that no other aspects of the application are being altered other than the time extension, and advised the submitted application will have an environmental impact assessment, transport assessment and ecological survey which were all requested at the pre-application advice stage. There is no intention for a noise impact survey.

The application is likely to be submitted at the end of November 2018.

6. Public Forum - none

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

18/11/153P

NFNPA 18/00789 Moyles Court School, Moyles Court, Rockford - Second floor loft conversion to Alice and Sedgemoor buildings to create additional habitable accommodation; dormers and roof lights; extension; cladding; tile hanging. Cllr Errington advised the application is to create additional dorms, common rooms in the roofs of the two accommodation blocks.

He advised a late amendment has been submitted following negotiations to alleviate the Conservation Officer's concerns, and invited the attending architect to brief the members on the amendments. He advised following a meeting with the Conservation Officer, her concerns have been addressed by removing all dormers on Sedgemoor and proposing roof lights on the other side of the roof, and reducing the number of dormers on Alice. The dormer and roof light design is being explored by the architect and the materials will be agreed with the Conservation Officer.

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

- **Being mindful of the rural location, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all windows and roof lights to have window coverings or integrated blinds.**

Seconded, all in favour (6).

Note: The Parish Council would like to remind the applicant that there is still a portacabin that has not yet been clad as per a previous planning application.

18/11/154P

NFDC 18/10237 Druce Acres, Salisbury Road, Ibsley - Birthing Shelter/Store (Retrospective). Cllr Spark requested Cllr Loader chair the next two presentations.

Cllr Spark guided members through the extensive correspondence between the case officer and the agent. The following was discussed and noted:-

- Concerns were raised regarding an extant permission 17/10989 for a field shelter granted on 13/11/2017 which now overlaps on amended site plan for the birthing shelter/store and how to ensure another structure is not built on the land. Whilst the Parish Council note the dialogue between the case officer and the agent, we are still concerned that a future owner of the land could try and build the field shelter in close proximity to the birthing shelter and claim that it has permission. Either conditions must be put in place to prevent the granted shelter being re-sited and built elsewhere, or the extant permission must be nullified.
- The Parish Council's comments submitted on 26 March 2018 were reviewed.
- Concerns were raised regarding the existence and use of external bright lights around the birthing shelter during hours of darkness causing widespread and unfocused light pollution, in an intrinsically dark skies area, and for which there is no permission.

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

- **Once again, the Parish Council are being asked to determine an application with poor information. The location plan is still not to scale and, whilst the dimensions are written in the block plan, there is significant emphasis being placed on the locations of the field shelter and the birthing shelter which could create the opportunity for the two permissions to be abused. Accurate information must be submitted in order for the Parish Council to be able to fully consider this application.**
- **The extant consent granted under planning permission 17/10989 must be nullified, or legally bound to prevent any future construction of another large structure on this land.**
- **The Concrete base must be conditioned for removal should the structure be changed from a birthing shelter to another use. This should also apply should the business cease to exist.**
- **There is insufficient information contained within the application regarding the existence of adequate soakaway drainage and of how animal waste arisings from the field shelter being dealt with.**
- **No lighting plan is included within this retrospective application, however a regularised and consented lighting plan is essential given the dark skies status of the location. Such lighting could be a material consideration, with Passive infrared Sensors and task focussed as opposed to wide beam lights.**
- **This permanent structure has been sited within a still unproven agricultural enterprise.**

Seconded, 5 in Favour (Cllr Taylor did not speak or vote).

18/11/155P

NFDC 17/11180 Druce Acres, Salisbury Road, Ibsley - Siting of caravan for an agricultural worker (Retrospective). Cllr Spark carefully guided members through the extensive correspondence between the case officer and the agent. The following was discussed and noted:-

- The site plan has been amended to show the mobile home being sited on the eastern boundary, north of the agricultural barn. Concerns were raised on the accuracy of the site plan (submitted as a block plan), as the mobile home does not appear to be to scale and there is no revised block plan with which to confirm scaling.
- Responses on the NFNPA planning portal were viewed and discussed including HCC Highways, NFDC Landscape Team, and objections from residents.
- It was noted there is no additional information as requested by HCC Highways (as they advised there was insufficient information within the application for any impact on the highways system to be assessed), even though the agent was requested for this to be addressed on 22 October.
- The Parish Council are concerned that once again we are being asked to make a determination based on poorly scaled and insufficient documentation. We have concerns as to the accuracy of the site plan (submitted as a block plan), as the mobile home does not appear to be to scale and there is no revised block plan with which to confirm scaling or the precise location of the building in relation to the two oak trees. The applicant has not provided detail for the proposed curtilage for the location of the mobile home.
- NFDC Landscape Team have reviewed the amended plans and comment *'the amended site plan does not address any of the points (previously raised). Simply relocating an inappropriate structure further away from the road does not overcome the objections raised, and the proposal still significantly fails to meet CS2 of the Local Plan, as well as those also noted. I note the applicants agents say that a large amount of planting has been undertaken, obviously that has minimal impact to date, but it might be worth annotating on plan to demonstrate a commitment to providing a level of mitigation to overcome the landscape harms that this enterprise has created (provided it is appropriate - reflecting and enhancing local landscape character by way of species used, and arrangement of)'*.
- The issue of suitable and effective screening was discussed, as it was a condition from the consented 16/11717 permission. The applicant verbally confirmed that in order to better screen the white property from her neighbours, she would be prepared to build a wooden fence on the southern and western sides in a style that is similar to the existing shelters.
- The size of the mobile home is excessively large and contrary to policy DM20 dictates that agricultural workers' dwellings must not exceed 100sq.m.
- If the planning authority chooses to support this application, a stringent agricultural tie specifically to an agricultural worker employed by the business operating on the land (marked in red on the amended block plan submitted on 01/11/2017) must be attached to the mobile home to ensure the introduction of any new dwelling is within policy.
- Accounts should be thoroughly analysed for viability of the agricultural business.

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

- **There are no up-to-date, accurate and scaled block plans showing the relationship between the proposed new location for the mobile home along with the other buildings on site.**
- **Policy DM20 stipulates that an agricultural workers' mobile home should not exceed 100m², where this structure vastly exceeds this.**
- **There is no established business on this site. The business plan and associated consultant document indicates that there may be an established business in three years' time, and accounts must be thoroughly analysed for the viability of this agricultural business.**
- **NFDC Landscape Team are still not in support of this application, as the proposal fails to meet policy CS2 of the Local Plan.**
- **HCC Highways have not been able to assess the impact on the highway system as they states there is insufficient information within the application.**
- **The Parish Council note the correspondence between the applicant and the case officer and are dismayed to see the intent to build a permanent property on this site.**
- **The Parish Council also note the case officer is minded to consent this application and we would like to have the opportunity to discuss with him what conditions would be applied. As a minimum conditions should include:-**

1. **an agricultural tie for the mobile home to the applicant by name and to the specific business detailed within this application;**
 2. **the mobile home must be removed should the business fail to achieve the business viability targets set, at the end of the business plan period in three years' time;**
 3. **screening to be erected on the southern and eastern sides in a style similar to the shelters already on site.**
- **Several very pertinent issues concerning this retrospective application have been raised by local residents in their commentaries to NFDC. Without restating them, the Parish Council would like NFDC to understand that the Council endorses them.**

Seconded, 5 in Favour (Cllr Taylor did not speak or vote).

Cllr Spark proposed to suspend Standing Order, seconded, all in favour (6).

18/11/156P

NFNPA 18/00774 A31 Milestone At Handy Cross, Ringwood – repair of 1No. Milestone (Application for Listed Building Consent). The milestone is sited on the verge of the westbound carriageway.

It was proposed to hand it back to the NPA for consultation with the Conservation Officer. Seconded, all in favour (6).

18/11/157P

NFDC 18/11401 Blashford Lakes Study Centre, Ellingham Drove - Display 4 non illuminated entrance signs.

Cllr Loader explained the location of the 4 replacement sign posts, sporting the new HIWWT design.

The design and materials of the signs was very well received, however concern was expressed on the size of the main sign, to be sited on Ellingham Drove directing visitors to the Lakes. It was generally thought excessively large for the rural area, however a scaled-down version would be acceptable.

It was proposed to recommend refusal under option 2 with delegated powers to NFDC with the following comment:-

- **The Parish Council are supportive of the new design and materials of the proposed signage, however have concerns on the excessive size of the large sign being sited on rural Ellingham Drove. A scaled-down version would be welcomed (see attached photo of existing signage and 'mock-ups' of the proposed signage).**

Seconded, all in favour (6).

18/11/158P

NFNPA CONS/18/1044 Linford Park Nursing Home, Linford Road, Linford - Prune 1 x Oak tree

Fell 1 x Ash tree. Cllr Errington explained the location and showed photos of the trees on the edge of the curtilage of the nursing home. He raised grave concerns on the LPG compound being sited so close to the trees, and advised he has not been able to find any consent for the compound in the many previous applications.

The Oak is a nicely shaped specimen, and there is concern the proposed tree work would result in a misshapen appearance.

It was proposed to recommend to raise objections to the NPA Tree Team with the following comments:-

- **The Oak is a pleasantly shaped specimen and the LPG compound has been recently constructed too close to these trees. Given the size of the nursing home site, there are many other suitable locations for the compound.**

Seconded, all in favour (6).

Clerk to report the LPG compound and engineering operations creating a gravel trackway to NFNPA Enforcement Team for investigation.

18/11/159P

NFNPA CONS/18/1082 2 Northlynn Cottages, Highwood Lane, Highwood - Prune group of 10 x Conifer trees; Prune 1 x Oak tree. Cllr Sampson advised she had visited the site and showed using Streetview the conifers and oak, advising the conifers have previously been reduced in height.

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

Seconded, all in favour (6).

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

18/11/160P

