

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 11 December 2018.

Members:

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

(P) denotes present

In attendance:

Natasha Mackenzie - Clerk

Members of the public (9)

1. Apologies

18/12/166P

The clerk had received apologies from Cllrs Lane, Taylor and Trebilco. Apologies were assumed from Cllr Stainton-Burrell.

2. Declarations of interest

18/12/167P

Cllr Webster declared non-pecuniary interests in NFNPA 18/00794 Broom Copse Farm, Ellingham Drove and NFDC 18/11451 & 11452 The Old Rectory, Mockbeggar Lane, Ibsley.

Cllr Errington declared non-pecuniary interest in NFNPA 18/00794 Broom Copse Farm, Ellingham Drove.

Cllr Burtenshaw declared a non-pecuniary interest in NFNPA 18/00855 Junction Cottage, South Gorley.

3. To approve the minutes of the last meeting

18/12/168P

The minutes of the last Planning Committee meeting on 13 November 2018 were approved and signed as correct. Proposed by Cllr Errington, seconded by Cllr Webster. 5 in favour (1 abstention as not present at that meeting).

4. Chairman's Report of Matters Arising

18/12/169P

18/05/55P – advertised camping at Druce Acres. The clerk is still awaiting a response from senior planning officer Nichola Windebank. Awaiting call back from case officer, however given time of year it is thought unlikely to be considered a priority.

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

18/11/161P - Land Rear Of Primrose Cottage, Cuckoo Hill, South Gorley: It was noted that recent clearance work on the north side of the site has resulted with the spoil being piled on the roots of the Oak trees. Clerk sent a Rights of Way map and photos to the NPA Tree Team to investigate.

5. Public Forum - none

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

18/12/170P

NFDC 18/11340 Thatched Eaves, Salisbury Road, Ibsley - Use of garage as bed and breakfast accommodation; outbuilding to be used as bed and breakfast annexe; parking. Cllr Loader showed aerial photos and block plans of the site. He explained the application is to convert the existing double garage and replace a garden outbuilding into an annexe to create two separate buildings to use as a bed & breakfast.

The following was discussed and noted:-

- The cottage is listed, and the breakfast would be served in the main house, therefore no kitchen facilities would be required in the two accommodation buildings.
- The garage will remain the same size with some alterations to the windows and doors, and the new outbuilding is approx. twice the size of the existing structure.

- The case officer's briefing note suggests consideration of impact on the listed building, and the effect on the character and appearance on the Conservation Area.
- Current and future lighting was discussed, and the need to minimise light pollution.

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

- **The Parish Council is in favour of this application, subject to the consent of NFDC's case officer and the NPA Tree Team.**
- **The two buildings should be conditioned for incidental use only, and the installation of any kitchen facilities should be prohibited.**
- **In order to minimise unnecessary light pollution, the Parish Council request that Passive infrared sensors on any external lighting are a material consideration and blinds or curtains on glazing.**
- **The Parish Council would not look favourably on any future applications for outbuildings or a garage.**

Seconded, all in favour (6).

18/12/171P

NFDC 18/11451 & 11452 The Old Rectory, Mockbeggar Lane, Ibsley- replacement roof of outbuilding (Application for Listed Building Consent). Cllr Sampson showed the location along with the existing and proposed elevations.

The following was discussed and noted:-

- An application 17/11451 was refused previously because the ridge height was considered too high and the dormer window intrusive.
- This application has lowered the ridge height by 0.5m.
- The Conservation Officer is happy with the proposals and has outlined conditions should the application be approved.
- The proposals were considered a significant improvement to the existing building.
- A neighbour objection was considered.

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

- **The building should be conditioned for incidental use only.**
- **In order to minimise unnecessary light pollution, the Parish Council request that Passive infrared sensors on any external lighting are a materials consideration and blinds or curtains on glazing.**

Seconded, all in favour (6).

18/12/172P

NFNPA 18/00855 Junction Cottage, South Gorley – Two storey extension; demolition of existing conservatory (Cllr Errington showed aerial maps of the property along with the existing and proposed elevations, explaining this application seeks to remove a single storey conservatory on the SE elevation and replace it with a two storey extension on the southern elevation. The following was discussed and noted:-

- The site is considered constricted and is immediately adjacent to SSSI verges, giving rise to concerns on potentially insufficient capacity for construction traffic, deliveries and building materials during any construction works.
- The Conservation Officer has objected to this application, commenting this property is within the Western Escarpment Conservation Area, and the dwelling is has been identified as a building of local historic, architectural and vernacular interest within the conservation area character appraisal and praised for previous extensions respecting the distinct linear building.
- The Case Officer has stated the proposals would exceed the floorspace allowance for small dwellings under DP11 (as the cottage was originally a small dwelling and extended to 102 sq.m in 2008).
- The applicant explained they were unaware of the previous planning history and their need for an additional bedroom. They were encouraged to speak with the case office to explore what may meet with approval regarding the existing conservatory.

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

- **The Parish Council agree with the Conservation officer comments that the two storey extension would result in the loss of the linear appearance of the dwelling.**
- **Previous approval of PP 09/94129 states in condition 1 that the conservatory must be retained and maintained as per the approved plans, with no subsequent alteration to the walls or roof.**

- **Junction Cottage is classed as a small dwelling, and it was approved under 08/92501 to extend it to 102 sq.m. This application increased the floor space further and would not be within policy DP11.**

Seconded, all in favour (6).

18/12/173P

NFNPA 18/00794 Broom Copse Farm, Ellingham Drove – Agricultural dwelling; outbuilding; raised patio area; treatment plant. Cllr Spark requested Cllr Loader chair this application.

Cllr Spark explained the location, advising a temporary permission was granted in 2013 for 5 years, which expired in September 2018. The following was discussed and noted:-

- Back in 2013, the business was primarily Tom's Logs with the intent to build up a beef business over 5 years. This has developed from 15 head to around 50 and now the Log business is diminished to almost nothing. This is closely in line with the business plan presented in 2013.
- The Parish Council's comments from 2013 were reviewed and discussed: flooding has not occurred since before the previous owner, mains water is now on site.
- The current mobile home would be removed and a car porch be erected, resulting in the loss of three trees: this was not considered a concern.
- The new dwelling is proposed at 120 sq.m, which includes an adjoining 20 sq.m office building (permitted within policy). It is slightly elevated to mitigate any potential flood risk, and to be constructed of rustic brick and slate roof tiles.
- The detailed business plan is redacted, however it is for the planning authority to fully assess the viability of the business. The agricultural appraisal shows the plan from 2013 has been achieved.
- It is intended for the business to expand to provide one beef carcass a week, the likely size of the herd expanding to 200. The applicant is hoping to have a few pigs to turn out for pannage.
- There is no slurry or dung heap on site, as the barn is bedded with straw and then it is removed from site.
- The number of cows on site would be minimal and largely for birthing/medical reasons, as the intention is to use other parcels of land farmed by the applicant. The whole herd would never be onsite for more than a week, except in exceptional circumstances.
- The existing barn to the east of the site will be cladded on two sides, and it was suggested the weak hedging along the eastern boundary be strengthened.
- Concerns of the number of cattle turned out on the forest and the potential for damage to access points was raised: however this is a matter for professional bodies such as Natural England and the Verderers, and numbers are controlled by a licence issued by National Trust.

Cllr Spark summarised the Parish Council approved the principle of a dwelling in this location 5 years ago, this local business is demonstrating its success and deserves our support to help keep commoning and farming as an important focus of the parish.

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

- **The business plan and associated documents must be fully reviewed to ensure the viability of the business, and reference to the governance of number of stock being turned out.**
- **The property to be conditioned with a robust agricultural occupancy tie as stated in policy DP31.**
- **Being mindful of the rural location, the applicant should be encouraged to take steps to mitigate all unnecessary light pollution with outside lighting to have Passive InfraRed sensors (PIRS) and all windows to have window coverings or integrated blinds.**
- **No other ancillary buildings to be built on the site. The Parish Council would not look favourably on a future application for a separate office.**
- **Screening to be planted on the eastern boundary.**
- **The Parish Council reiterates its support for locally based commoning as part of the parish's historic culture.**

Seconded, all in favour, 1 abstention.

NFNPA 18/00928 Dorridge Hill, Furze Hill – Two storey extension; first floor extension to facilitate additional habitable accommodation; single storey extension; porch; 6no. new roof lights; demolition of existing single-storey extension (Cllr Errington) **Multiple Parish consultation**: this application will be considered at the next meeting on 8 January 2019, when the Case Officer's briefing note is available.

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

18/12/174P

NFNPA 18/00774 A31 Milestone At Handy Cross, Ringwood – *refused*

NFDC 18/11401 Blashford Lakes Study Centre, Ellingham Drove – *granted stc*

NFNPA CONS/18/1044 Linford Park Nursing Home, Linford Road, Linford – *raise no objections*

NFNPA CONS/18/0980 Broomy Hurst, Shobley – *raise no objections*

NFNPA 18/00721 Brooklands Farm, Gorley Road, South Gorley – *granted stc*

NFNPA 18/00697 Sunnyside, Mockbeggar – *granted stc*

NFNPA CONS/18/1082 2 Northlynn Cottages, Highwood Lane, Highwood – *raise no objections*

NFNPA CONS/18/1092 Ashdown, Linford Road, Linford - *raise no objections*

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

9. Discuss Forestry Commission’s planned works at Linford Bottom

18/12/175P

Cllr Loader commended the Forestry Commission for taking the time to explain what works are planned and why, and he had circulated a detailed report to all supporting their proposals. There were no further questions.

10. NFNPA Building Design Awards - nominations until 31 December 2018

18/12/176P

Cllr Webster had suggested nominating Burnside, Rockford Loop Road. It was agreed for councillors to make nominations as individuals, should they wish to do so.

11. New Chairman to be appointed at the 8 January 2019 meeting

18/12/177P

Cllr Burtenshaw thanked Cllr Spark for his more than eight years of service to the Parish Council, the majority of which he has fulfilled the important role of Planning Committee Chairman, expressing her sorrow at his decision to step down. A card and gift was presented to Cllr Spark.

A brief discussion followed on the need for a replacement or temporary Chairman until May 2019.

12. Correspondence

18/12/178P – Parish Lengthsman 14 January – all suggestions to the clerk please. Clerk to check what was completed on his last visit (fingerpost at Church Lane, FP1); suggestions noted of bramble bush near Ellingham Drove/Moyles Court bridge and to widen FP701.

18/12/179P – The clerk was asked to explore alternatives to the proposed ‘allegriini’ bollards in Ellingham Drove: Glasdon have a timber appearance post in dark oak which costs approx. £100 extra per post. For these proposed works, the extra cost would be £400. Proposed by Cllr Spark, seconded by Cllr Sampson. All in favour (6).

18/12/180P – Cllr Burtenshaw reported the £10,000 has been agreed by HIWWT to be transferred to the Parish Council for projects in the Hanson Concrete Charitable Trust area. **Clerk to send a formal letter to John Durnell.**

The meeting closed at 9.31pm.

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

Tuesday 8th January 2019

Tuesday 12th February 2019