

ELLINGHAM, HARBRIDGE & IBSLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held in Ellingham Church Hall on Tuesday 12 March 2019.

Members:

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

(P) denotes present

In attendance:

Melissa Edmunds – new Clerk
Natasha Mackenzie – Clerk

Members of the public (6)

Cllr Burtenshaw welcomed the new clerk Melissa Edmunds, who is starting her training with the current clerk, and also the members of the public who were in attendance.

1. Apologies

19/03/28P

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

2. Declarations of interest: none

3. To approve the minutes of the last meeting

19/03/29P

The minutes of the last Planning Committee meeting on 12 February 2019 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

19/03/30P

19/01/180P – £10,000 for projects in the Hanson Concrete Charitable Trust area has been received and transferred to the Business Reserve 1 account.

5. Public Forum - none

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

19/03/31P

NFNPA 19/00066 Wingate, New Road, Mockbeggar – Single storey rear extension; first floor extension; 2 no. front dormers; chimney; alterations to fenestration (demolition of existing single storey extensions). Cllr Errington explained the location, showed aerial photos and the streetview. The following was discussed and noted:-

- The application involves removing part of the existing single storey conservatory, extending out to the side and the rear to 'square off' the building, creating a new first floor with a bedroom and bathroom.
- Planning officer's briefing note states it is within the 30% floorspace increase permitted by NFNFA, however they do not have evidence of when the extensions were added. The applicant confirmed they have evidence (1970s).
- No letters of support or objection have been submitted.
- Councillors were in favour of the application, as it rationalises the flat roofs and is in keeping with how the immediate properties have been developed.

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

- **The proposals comply with policy DP11 and is in keeping with how the immediate properties have been developed.**
- **We recommend the materials should match the existing, and the roof pitch to remain at the same level.**

- **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 roof lights to have integrated blinds fitted.**

Seconded, all in favour (6).

19/03/32P

NFNPA 19/00095 The Oaks, Rockford Road, Rockford – First floor extension; single storey extension; demolition of conservatory. Cllr Sampson explained the location, showed photos of the two existing porches, and the existing flat roof on the front elevation. The following was discussed and noted:-

- The proposal will remove the porches on the front and rear elevations, and use this floorspace to extend and 'square off' the ground floor.
- The previous extensions were pre-1982, so the proposals remain within the allowed 30% floorspace increase.
- The impact on the conservation and neighbouring properties was considered, as well as the potential light pollution from the proposed 10 roof lights and one dormer window.
- The approx. 1m increase in ridge height was thought could contribute to the increased size and massing of the development, as the property sits on heightened ground (approx. 5ft) above the lane.
- It was thought there is merit in the proposals, however it was felt there could be a better solution.

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

- **The Parish Council are concerned the increase in ridge height will contribute to the increased size and massing of the development, as the property sits on heightened ground (approx. 5ft) above the lane.**
- **Being mindful of the rural location and the considerable number of roof lights (x10) and dormer window proposed, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all roof lights to have integrated blinds fitted.**
- **It was thought there is merit in the proposals, however it was felt there could be a better solution.**

Seconded, 5 in favour, 1 abstention.

19/03/33P

NFNPA 19/00104 Junction Cottage, South Gorley – demolish and replace the existing conservatory. Cllr Loader reminded all of the previous application, advising this proposal seeks to replace the existing conservatory which wraps around the rear and side of the building. Aerial photos and proposed plans were viewed.

The following was discussed and noted:-

- This property is classed as a small dwelling under DP11, and the current conservatory was granted as an exception by NFDC in 2009. Therefore further extensions will be contrary to policy.
- The existing conservatory will be demolished, and the new one built on the same footprint. The materials are not included within the application, however the applicant states it is intended to be oak-framed (to complement the existing porch).
- The definition of a conservatory was debated with no conclusive definition confirmed, and the intended use of the conservatory was also discussed.

It was proposed to recommend option 5 to hand the decision back to the NFNPA with the following comments:-

- **The Parish Council has concerns about the use of this habitable space within the definition of it being a conservatory.**
- **There is no information within the application regarding the proposed materials to be used.**
- **Being mindful of the rural location and the considerable number of roof lights (10) proposed, this application should be conditioned for light attenuation by conditioning materials so all outside lighting to be PIR activated and all roof lights to have integrated blinds fitted.**

Seconded, all in favour.

19/03/34P

NFNPA 18/00058 Linford Park Nursing Home, Linford – Retention and completion of access track. Cllr Errington explained the location using aerial maps.

The following was discussed and noted:-

- This proposal is a retrospective planning application for the access track to a klargester biodigester. The track is to be used approx. once every 6-8 weeks by lorries to maintain the biodigester.
- The track is within the curtilage of existing nursing home grounds, and the applicant has offered tree planting and landscaping.
- Photos show the area has been cleared and the biodigester sunk into the ground. A large bladder for temporary storage until the biodigester is ready to be used has been installed. The area has been extensively graded and flattened to locate the bladder. This has not formed part of the retrospective application and was suggested that it should be included.
- The agent stated the biodigester and temporary bladder do not require planning permission, however it is thought it may require consent from the Environment Agency (EA). Any consent should be conditional on relevant EA consents.
- The track goes across the fence between two Oak trees, with the pipe taking surface water down the hill. A photograph identified that there is already issues with other water coming down the hill washing surface material away. The edges of the bank are not neat and could have been re-turfed with soil, hoggin and seed bed.
- Tree report that there will not be a great impact, but that the trees are in poor condition.
- It was understood that klargester units do not require emptying regularly and it was felt a much better location could have been found minimising disturbance.

It was proposed to recommend refuse under option 2 with delegated powers to NFNPA with the following comments:

- **The Parish Council are concerned that no consent has been sought from the Environment Agency for the klargester and temporary bladder, and this should be condition of any approval.**
- **The temporary bladder has not been included within this application, and this needs to be investigated. Additionally given the extent of the grading works taken place, a restoration plan would be needed to return it to agricultural land.**
- **The surface material of limestone proposed for the track is not in keeping of the area: locally sourced hoggin is ideal.**
- **There are no re-landscaping proposals, which should be included.**
- **The edges of the bank should be re-turfed.**

Seconded, all in favour (6)

19/03/35P

NFNPA CONS/19/0138 Linden Cottage, South Gorley – Prune 1x Oak tree. Cllr Stainton-Burrell had assessed and circulated her comments on this application by email to all. **It was proposed to raise no objections to the NFNPA Tree Team.** Seconded, all in favour (6).

19/03/36P

NFNPA 19/00054 Newtown Farm, South Gorley – Agricultural Barn. Cllr Burtenshaw explained the location, showing aerial maps and photos of the current barns/ outbuildings. The following was discussed and noted:-

- The site has many structures and would benefit from some updating. This proposal would 'fill in' in between two existing barns with a steel-framed barn with Yorkshire boarding and a ridge height of approx. 6m.
- The intended use is for livestock accommodation (pigs and cattle) and feed storage.
- Concerns were raised on the ridge height, however it was thought the type and size of machinery required often dictates the height of such structures.
- The current hedge line to Newtown Lane was considered poor, and suggested this would need to be improved to provide substantial screening of the proposed structure.
- The verge opposite is being over-run by vehicles turning into the farm, and this should be addressed.

It was proposed to recommend option 5 to hand the decision back to the NFNPA with the following comments:-

- **The Parish Council have concerns on the increased ridge height (approx. 6m) in context with adjacent barns/outbuildings sited immediately next to the boundary of Newtown Lane within the conservation area, and whether there might be an adverse impact on the character and appearance of that conservation area.**
- **Improvements to the current poor hedge line would be required in order to provide substantial screening to the southern boundary.**

Appendix

Policies

NFNPA Policy DP11: Extensions to Dwellings

Extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage.

In the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq. metres, and in the case of other dwellings (not small dwellings) outside the defined villages the extension must not increase the floorspace of the existing dwelling by more than 30%. In exceptional circumstances a larger extension may be permitted:

- a) to meet the genuine family needs of an occupier who works in the immediate locality; or
- b) to meet design considerations relating to the special character of the dwelling (e.g. listed buildings).

In respect of these exceptional circumstances, the maximum habitable floorspace of an extended small dwelling must not exceed 120 sq.metres. In the case of agricultural or forestry workers' dwellings, the extension must not result in a total habitable floorspace exceeding 120 sq. metres.

Extensions will not be permitted where the existing dwelling is the result of a temporary or series of temporary permissions or the result of an unauthorised use.