

Ellingham, Harbridge & Ibsley Parish Council
Planning Committee Meeting held on Tuesday 13th October 2020
Held remotely via Zoom

In attendance:

Cllr Burtenshaw (Chairman)
Cllr Blake
Cllr Coutts
Cllr Errington (Vice Chairman)
Cllr Loader
Cllr Stainton-Burrell
Cllr Taylor
Cllr Wilson

Parish Clerk: Joanna Ramsay

2 members of the public were present

1. **20/10/226P Apologies for absence**
None were received.
2. **20/10/227P Declarations of Interest**
Cllr Burtenshaw declared an interest in item 6 on the agenda, NPA 20/00687 application.
3. **20/10/228P To approve minutes of the meeting held on 15th September 2020**
It was proposed by Cllr Wilson and seconded by Cllr Blake that the minutes of the meeting held on 15th September 2020 be signed as a true and accurate record:
ALL IN FAVOUR.
4. **20/10/229P Chairman's report on matters arising (not on the agenda)**
Chairman confirmed from the previous minutes under item 6 ii, the application drawing was inaccurate and the response was submitted with the proviso it was an Oak tree not an Ash tree. Under item 8, the Cemex Bleak Hill decision was reported at the Full Council Meeting on the 22nd September. Under item 9, the issue of the six month rule for Councillor attendance applies to committee and full council meetings this was incorrectly reported at the last meeting with apologies.

As discussed at the last meeting, Chairman confirmed that the dates for submission of our comments to NFDC with regard to planning applications should be the date the Planning Officer puts on the briefing notes, not the date on the attached advisory email. This needs to be addressed.

Action: Clerk to raise with NFDC

Cllr Coutts arrived at this point in the meeting, 19.34pm

On that basis, Chairman discussed application NFDC 20/10964 for a private riding arena at Ibsley Grange, held over from the last meeting. The new arena is at the rear of the property, the site is already in use with horses therefore there would be no change to the character. The Conservation Officer has no objections. The only concerns would be that it is not extended any further for commercial/business use and that no lighting is put in the arena.

Chairman

Date

It was **proposed** by Cllr Blake and **seconded** by Cllr Taylor to recommend PAR1 (PERMISSION, but accept the decision reached by officers) to NFDC, with the above concerns. **ALL IN FAVOUR.**

Ibsley Bus Shelter – Chairman raised that this was discussed at the full council meeting on the 4th August and that the handyman can no longer undertake this work. Cllr Burtenshaw has attempted to get two quotes and one has been received for £80.00 to clean it. Chairman requested approval to go ahead with the quote. This was agreed.

Action: Clerk to take forward

5. 20/10/230P Public Forum

Members of the public present were in attendance to speak about planning applications which the Chairman agreed would be allowed when the application(s) was discussed.

6. 20/10/231P Determine responses to Development Control and Tree works applications

Planning

(i) NFDC 20/10966 Sunset, Ivy Lane, Blashford BH24 3LY

Parapet & solar panels to roof of existing outbuilding; shed & open sided store

Cllr Errington presented the application.

Solar panel arrays were put up on an ancillary building which can be seen from the footpath and a shed was put up too close to the road, making it overbearing. A retrospective application was made and refused, this was appealed and again, refused May 2020. This application is to move the shed and create 1.5 metres behind the shed to re-establish the hedgerow and to put an upstand roof on over the solar panels in dark grey. This would add another 0.5 metres to the height of the building.

Chairman felt that the applicant had gone to some considerable length to address the issues raised after the first application was refused. However the height issue of 3.0 metres in total is a concern. It maybe that the Planning Officer will exercise their discretion on this as the applicant has gone a long way to alleviate concerns.

It was **proposed** by Cllr Errington and **seconded** by Cllr Burtenshaw to recommend PAR2 (REFUSAL, but accept the decision reached by officers) to NFDC. The Council are in agreement with the move of the shed and hedgerow to be put in place. The PAR2 recommendation is for the parapet and solar panels as it stands due to the proximity to the footpath and boundary. However if the Planning Officers feel that amelioration has been met, the height could be agreed to be extended to 3 metres if it meets planning policy.

ALL IN FAVOUR.

*The Chairman decided to alter the agenda and discuss item NPA 20/00687
Amberleigh, Mockbeggar, Ringwood BH24 3NQ*

(ii) NPA 20/00687 Amberleigh, Mockbeggar, Ringwood BH24 3NQ

Single storey extension; front dormer; rooflights; demolition of existing conservatory

Cllr Loader presented the application.

The application is to remove the existing conservatory on the back of the property and replace it with a single storey extension. The extension will be built on the same footprint as the conservatory being removed. The apex will be higher than the conservatory but lower than the roofline. There is no significant impact on neighbours or amenities. There are extensive trees around the building so it would not be seen from the footpath or the road. The design is to be in-keeping with what is already in place and as the space is already habitable so this would not change. Concerns around strong light pollution conditioning and the green verge outside the property being protected from building works. The resident confirmed light emissions would be less due to smaller windows/blinds.

It was **proposed** by Cllr Errington and **seconded** by Cllr Stainton-Burrell to recommend Option 3 (PERMISSION) to NF NPA with an emphasis on reduced light pollution and a statement that the parish verge is not used by contractors. **ALL IN FAVOUR.**

(iii) NPA 20/00638 Old Orchard, Linford Road, Linford, Ringwood BH24 3HU

Single storey extension; patio deck

Cllr Coutts apologised for not presenting this as the briefing paper was only received late today. Cllr Burtenshaw stated that she had reviewed the application.

The application is to put a small extension onto a very old cottage to create a larger kitchen/family area and a revised patio area to address the slope in the garden. A key concern is the lanterns in the extension which would add to the sky glow. The patio area itself has also not been described. The design is not sympathetic to the building and not in keeping with the existing character. The next door neighbour has not objected, and as the extension would be behind the house it cannot be seen easily.

It was **proposed** by Cllr Burtenshaw and **seconded** by Cllr Blake to recommend Option 2 (REFUSAL) to NF NPA due to a substantial addition to the property not being in keeping with the design of the property and how far it comes off the boundary is questionable. **IN FAVOUR – 7 COUNCILLORS, 1 AGAINST.**

(iv) NFDC 20/1101, 20/1102 and 20/1103 Thatched Eaves, Salisbury Road, Ibsley BH24 3PP

Cllr Burtenshaw advised that these three applications would be discussed altogether as they pertain to the same property. The applications relate to a timber WC and store to the rear of the cottage and its listed building consent, as well as a height variation to the existing garden room and a new timber pergola.

All the applications are retrospective additions after having already received permission for two holiday lets. The wooden buildings are innocuous and cannot

be seen, however question was raised as to why a WC would be required. The Conservation Officer has no objections. Neighbours have raised issue with the amount of light coming into their property from the activities at this building, and it is thought that the building is being used as a tea room and has an alcohol licence. The application is misleading and the necessity for an outdoor WC would suggest outdoor trade rather than being used by the holiday lets. The website intimates the property is being used for more than just holiday lets, this is establishing a different use for the building. Impacts are therefore around parking, light emission, noise, and increased activity levels.

The height variation of the garden room is to protect the tree roots as requested by the Tree Officer. The pergola sits behind the garage and therefore is not visible but noise and light would travel. There is no issue with the structures themselves, the issue is what it would allow the applicant to do in terms of trading and set a precedent.

It was **proposed** by Cllr Taylor and **seconded** by Cllr Blake to recommend PAR4 (REFUSAL) to NFDC due to the potential increase to business activities on the property and the impact that that would have on the neighbours. **IN FAVOUR – 6 COUNCILLORS, 2 ABSTAIN.**

Treeworks

No applications received.

7. 20/10/232P Note decisions for Applications, Appeals and Enforcements received from NFNPA and NFDC

NFDC 20/10716	The Barn, Snails Lane, Blashford, Ellingham BH24 3PG <i>- Granted subject to conditions</i>
NFDC 20/10937	Crofton, Mockbeggar Lane, Ibsley, BH24 3PR – <i>Granted</i>
NFDC 17/11180	Druces Acres, Salisbury Road, Ibsley, BH24 3PP – <i>Appeal</i>
NFDC CONS/20/0393	The Old Beams Inn, Salisbury Road, Ibsley, Ringwood, BH24 3PP – <i>No objection</i>
NFDC CONS/20/0390	The Old Rectory, Mockbeggar Lane, Ibsley, BH24 3PR – <i>Application Withdrawn</i>
NPA CONS/20/0435	Rockford House, Highwood, Ringwood, BH24 3LZ – <i>No objection</i>
NPA CONS/20/0460	Alice Lisle Inn, Gorley Road, Rockford, Ringwood, BH24 3NA – <i>No objection</i>
NPA 20/00176/FULL	Land Adj. To Newtown Honey Farm,, Mockbeggar, BH24 3NN - <i>Granted subject to conditions</i>

8. 20/10/233P Consider responses for Planning Authority Committee meetings, Appeals, Enforcements, Consultations:

Nothing to report.

9. Correspondence

None noted.

20/10/234P – Cllr Errington attended a virtual update meeting with regards to the Snails Lane development, there were some updates on the wetland area and how the flooding issues would be resolved. Other issues involve the mitigation of nitrates/phosphates into the water system, the impact on Ringwood infrastructure and whether the sewage system can cope. Cllr Errington advised it may be necessary to hold a special planning meeting should this application come through before Christmas.

The meeting closed at 9.29pm

Dates of 2020/21 EH&I PC meetings starting at 7.30 pm:

Planning Committee

10th November

8th December

12th January

9th February

9th March

Parish Council

27th October

24th November

26th January

23rd February

23rd March