

BISHOP'S WALTHAM PARISH COUNCIL

Minutes of the meeting of the Planning, Environment and Highways Committee
held at Jubilee Hall, Little Shore Lane, Bishop's Waltham on
Tuesday 7th March 2017 commencing at 6.00pm.

Present:

Committee Members

Cllr R Howe
Cllr S Jones
Cllr G Westcombe
Cllr Mrs J Wood

Non-Committee Members

Cllr Mrs J Marsh (co-opted for the meeting)

Also in attendance

Mrs L Edge Clerk
Mrs E McKenzie Administration Officer

Members of public

27

PEH147/16

To elect a Chairman for the meeting.

The Clerk explained that due to the absence of the Chairman and Vice Chairman it would be necessary to elect a Chairman in order to progress the business of the meeting.

Resolved: to elect Cllr Howe as Chairman for the meeting.

Proposed: Cllr Jones
Seconded: Cllr Wood
All in favour.

Resolved: to co-opt Cllr Mrs Marsh to the Committee for the meeting.

Proposed: Cllr Westcombe
Seconded: Cllr Jones
All in favour.

PEH148/16

To receive and accept apologies for non-attendance.

Cllr Nicholson and Cllr Shields – family commitments.

Resolved: to receive and accept the apologies for non-attendance as tabled.

Proposed: Cllr Mrs Marsh
Seconded: Cllr Westcombe
All in favour.
Apologies also received from Cllr McLean (WCC).

PEH149/16

To receive any Declarations of Disclosable Pecuniary Interests on items on the agenda.

None relating to the business of the meeting.

PEH150/16

To receive any personal, pecuniary and non-pecuniary interests on items on the agenda.

Applications 17/00073/HOU and 17/00115/HOU staff member and Councillor – no comment would be made on these applications.

PEH151/16

Report from District Councillor: Cllr D McLean.

Apologies received.

PEH152/16

Public Session.

The following people addressed the Committee on application 17/00522/FUL.
Mr Belton; Mr Houghton; Mrs Belton; Mrs Rowe; Mr Rowe; Mrs Mousley; Mr Ottaway; Mr Buckland.

Points/concerns raised included:
Was applicant local – is there a local need for this development?
Site within boundary of the SDNP.
Is development for personal use – 5 parking spaces and 5 stables.
Access from stables to bridleways.
No suitable access for horses through Butts Farm Lane – safety issues for other road users.
Track and electricity cable already laid to site, no planning permission.
Support correspondence on WCC website- majority not from local residents.
Land already used for the grazing of 2 horses.
Horse riders use Butts Farm Lane and Rareridge Lane – safety issues?
Colville Drive – congested when services at the church etc.
Access onto site from Butts Farm Lane to potentially 36 acres of the National Park.
Potential impact on/erosion of the National Park.
Other parts of the site to be sold off in small parcels.
Winchester District Local Plans – breaches.
Impact of increased traffic on the neighbouring roads.
Need for cess pit/toilet facilities?
Adjacent to SINC – potential impact.
Is land sufficient to maintain 5 horses?

Ms Crutchfield spoke on behalf of the applicant.
Noted local concerns re potential commercial use – applicant would agree to conditions to prevent this.
Applicant is local and would use stables for her personal use – 5 horses.
Development would be located in natural dip with appropriate hedging and screening to mitigate impact.
Similar developments within parish.
Temporary track laid due to winter ground conditions (does not require planning permission).
Estimated traffic to site 2 trips per day.
Horse riders would access bridleways via Dundridge Lane providing links to the South Downs.
Applicant willing to reduce parking spaces from 5 to 3.
Electricity cables – minor works only for proposed development.
Site currently has agricultural use which could result in additional vehicle movements.
Land meets requirements for number of horses.

Other matters:

The Clerk passed on thanks from Mr Gridley concerning the new stickers explain that the green waste bins are now dual use – litter plus dog waste.

- PEH153/16** **Minutes of the meeting of the Planning, Environment and Highways Committee 7th February 2017.**
Resolved: to approve the minutes of the meeting of the Planning, Environment and Highways Committee of the 7th February 2017.
Proposed: Cllr Mrs Wood
Seconded: Cllr Jones
All in favour.
- PEH154/16** **Actions Arising from the Minutes of the meeting of the 7.2.17.**
Noted.
- PEH155/16** **Financial Position Year to Date.**
Noted.

PEH156/16 **Planning Applications for consideration.**
16/03404/FUL **Closing date for comments: 27.2.17**

Mr R Noble

Conversion of roof on conservatory from pitched to orangery style.

18 Hermitage Close, Bishop's Waltham.

Noted as permitted.

17/00073/HOU **Closing date for comments: 27.2.17**

Mr K Harris

Demolition of existing rear garden conservatory, replacement with a single storey flat roof extension and addition of a new porch to the existing main entrance on side of house.

18 Leopold Drive, Bishop's Waltham.

Noted as permitted (staff application).

17/00308/FUL **Closing date for comments: 27.2.17**

Mr M Holtom

New field gate access and engineering works to drainage.

Field Farm, Dundridge Lane, Bishop's Waltham.

Recommendation: objection on highway safety grounds as per comments from the Highways Engineer. Request for reinstatement of the hedging with indigenous species - unanimous.

17/00522/FUL **Closing date for comments: 3.3.17**

Mrs S Taylor

Proposal for the change of use of land to equestrian, erection of stable building, new access track and underground water pipe and electricity cable.

Part retrospective (underground water pipe and electricity cable have already been installed).

Street Record, Chalky Lane, Bishop's Waltham.

Councillor comments:

Difficult to identify addresses of both supporters and objectors on the WCC site.

Most of concerns could be overcome with conditions.

Strength of opinion from local residents should be taken into account.

Fears in anticipation of what might happen.

Traffic issues.

Potential commercial use.

Management of lighting.

Size and scale of development.

Power laid for personal use only.

Access for horses and other road users.

All comments from parishioners noted.

Recommendation: to comment as follows:

1. To request appropriate management of any lighting to protect the amenities of the local residents.

2. To request a condition to ensure development remains for personal use only – no commercial usage.

3. To ensure that power is laid for the personal use development only.

4. To request the implementation of appropriate safeguards for the local roads in the interest of the safety of all road users (horse access) - unanimous.

17/00525/HOUS **Closing date for comments: 3.3.17**

Ms C Grover

Two storey side extension, single storey rear extension with new porch to front elevation of single dwelling.

3 Vernon Hill Cottages, Vernon Hill, Bishop's Waltham.

Recommendation: No comment but clarification requested on the external finish – flint or brick?- unanimous.

16/03491/HOU

Closing date for comments: 8.3.17

Mrs G Ashworth

Reduce size and replace existing rear elevation timber French doors and side windows with timber effect UPVC windows and doors to match. Add 800mm brickwork wither side to match surrounding brick.

11 Northbrook Bower, Free Street, Bishop's Waltham.

Recommendation: No comment – unanimous.

17/00115/HOU

Closing date for comments: 8.3.17

Mr S Conduct

Proposed construction of garaging and family accommodation for private use.

Park Lane Cottage, Botley Road, Bishop's Waltham.

Recommendation: No comment (Parish Councillor application).

17/00033/LIS

Closing date for comments: 15.3.17

Mr and Mrs Gamblin

Change of use to part of the ground floor area to incorporate shower room, pantry and utility area. Structural repairs and strengthening to roof structure.

The Old Shop, Bank Street, Bishop's Waltham.

Recommendation: No comment - unanimous.

17/00142/HOU

Closing date for comments: 10.3.17

Mr and Mrs Taylor

Two storey side extension to existing two storey dwelling.

79 Oak Road, Bishop's Waltham.

Recommendation: No objection in principle but would request root barriers to preserve existing mature tree – unanimous.

PEH157/16

Planning Applications.

Decisions by WCC Delegated Officers/Committee, SDNP Planning Authority and Appeal Decisions.

Noted .

PEH158/16

Forward Plan 2014-18.

List of actions and updates (for information only).

Noted.

PEH159/16

Chairman's Report.

Nothing to report at present.

PEH160/16

Councillors'/Clerk's Reports.

i) Meeting with Community Payback Co-ordinator – 17.2.17 – Clerk

ii) Meeting with HCC Countryside Service – 17.2.17 – Clerk

All noted.

PEH161/16

Requests for future agenda items.

None at this time.

PEH162/16

Date of next meeting Tuesday 4th April 2017.

Noted.

There being no further business the meeting closed at 7.10pm.